



JABIRU HOME BASED BUSINESS POLICY

v 1, March 2026

GUNDJEIHMI ABORIGINAL
CORPORATION JABIRU TOWN

Purpose

To establish a clear and consistent process for home-based businesses in Jabiru to ensure they are established and operated in a manner that is consistent with the Mirarr Masterplan and Vision and the Jabiru Town Plan.

Policy Statement

Home based businesses are encouraged as a means of supporting local economic development, provided they are:

- compatible with the Jabiru Masterplan and Mirarr Vision;
- comply with all relevant regulations, laws and by-laws; and
- approved by the Approved Housing/Managing Entity.

Scope

This policy applies to all residential properties within the Jabiru township where a home-based business is proposed.

This process is in addition to any consent that may be required under the Jabiru Town Plan or through a tenant's Approved Housing/Managing Entity.

Process

Approval of home-based businesses is expected to be managed by all approved housing/managing entities, as the landlord for each residential property.

All approved housing entities must notify the GACJT CEO of any requests for a home-based business and identify if the proposal is consistent with the Jabiru Masterplan and Vision. If a proposal is inconsistent with the Jabiru Masterplan and Vision a decision by the GACJT Board would be required.

GACJT also requires landlords to ensure that:

- due diligence is undertaken to ensure that the applicant has any required certifications to operate the business (e.g. such as safe food handling or environmental approvals) and is compliant with the Jabiru Town Plan;
- the business is established and operated in a manner that does not detract from the residential amenity;

- the business is carried out only by persons residing in the dwelling. This is to ensure compliance with both the Town Plan and the Permitted Use of the sub-lease;
- no excessive increased demand on water usage above that which is ordinarily required for a residential premises;
- no sign is displayed, other than a business sign that is not more than 0.5m² in area, and consistent the West Arnhem Regional Council By-Laws;
- not more than one vehicle kept on the premises is used for the purpose of the home business;
- no goods or equipment are visible from outside the dwelling; and
- any conditions the Approved Housing/Managing Entity consider necessary to ensure compliance with the Town Plan and sub-lease are included in its approval.

Review

This policy may be updated by the GACJT Board from time to time as required to reflect changes in legislation, community needs and Mirarr values. Consultation with approved/managing entities will occur in such circumstances.

Change to Businesses

If the dominant purpose of an approved home-based business substantially changes from that identified during the initial approval process, the proponent should notify the landlord as soon as reasonably practicable to determine the need to inform the GACJT CEO and/or the need for a decision of the GACJT Board for the change of business purpose.

Definitions

Approved Housing Entity (AHE) is Jabiru Property Services.

Approved Managing Entity (AME) has the meaning given in the Sub-Lease Applications and Approvals Guide, as developed and published by GACJT from time to time and is typically the landlord to any individual residential tenancy arrangement.

Business sign means a device using words, letters or images exhibited for the purpose of advertising, announcement or display restricted to the name of the business carried on and the nature of the services or goods available, on the land on which the sign is erected, and includes, where a number of persons are carrying on different businesses on that land, a sign identifying the place.

Home based business means business or profession which is carried out in a dwelling or on the site of a dwelling by a person resident in the dwelling and may include carrying out a contracting business, or caring for up to five children including children who reside in the dwelling.