

City of Wanneroo

23 Dundobar Road, Wanneroo WA 6065

Locked Bag 1, Wanneroo WA 6946

T 9405 5000 F 9405 5499

E enquiries@wanneroo.wa.gov.au

wanneroo.wa.gov.au

What is a Section 70A Notification?

A Section 70A is a section of the Transfer of Land Act 1893 that allows notifications to be placed on a property's Certificate of Title.

The notifications advise prospective buyers of potential circumstances that might impact the enjoyment of that property. The City of Wanneroo or Western Australian Planning Commission can place conditions on a subdivision or development approval requiring a notification to be placed on the Certificate of Title of lot(s).

A notification could refer to any matter that may affect the use of the land or buildings on the land, and may need to be included on the Deposited/Survey-Strata Plan. Examples of common notices include:

Bushfire Management Plans	The site or part of the site is subject to a Bushfire Management Plan.
Bushfire Prone Areas	The site or part of the site falls within a 'bushfire prone area' as designed by an Order managed by the Fire and Emergency Services Commissioner under 18P of the <i>Fire and Emergency Services Act 1998</i> .
Local Development Plans	The site is subject to a Local Development Plan.
Transport Corridor	The site or part of the site is situated in the vicinity of a transport corridor and is currently effected, or may in the future be affected by transport noise.
Contaminated Site	The site or part of the site is contaminated.
Hazards	A hazard may affect the land, e.g. residential lots on land previously used as explosive depots.
Pollution	The land may be affected by emissions from a nearby land use, e.g. transport, noise, odour from poultry farm, dust from farms, noise from kennels.
Water Supplies	To advise that no reticulated water supply can be provided to the land by a licensed water services supplier and as a consequence, the owner will be required to make their own arrangements to provide an adequate water supply to the property.

The developer/landowner is required to pay all costs associated with the preparation and registration of a notification on a Certificate of Title under the Section 70A of the Transfer of Land Act.

It is recommended that solicitors or licenced surveyors are used to prepare and register the Section 70A notification documentation with Landgate.

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Reference to affixing the Council's Common Seal on the 'Notification Under Section 70A' documentation is unnecessary as execution of the documentation is performed by authorised officers within Council in accordance with the Execution of Document Policy.

Please ensure no reference is made to affixing the Common Seal, as this can result in delays to forms being signed and returned.

How do I lodge a Section 70A Notification with the City?

The following documentation is required to be lodged with the City in hardcopy form:

- Completed Form N1 – Notification under Section 70A [Landgate](#)
(The form must be printed as a double sided document and executed by the Registered Proprietors prior to lodgement with the City)
- Copy of the Proposed Plan of Survey
- Copy of the relevant Subdivision Approval or Development Application Approval

Lodgement Options**By Post**

You can lodge a Section 70A via post to:
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

In Person

You can lodge a Section 70A over the counter at the City of Wanneroo Civic Centre located at 23 Dundobar Road, Wanneroo during business hours of Monday-Friday 8.30am – 5.00pm.

Further Information

Further information can be found at:

- [City of Wanneroo](#), Planning Services (9405 5000)
- [Landgate](#)

Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.

2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of August 2020 and prone to alteration without notification.