



LAND CAPABILITY ASSESSMENT PROCESS

Mansfield Shire Council has developed a set of land capability assessment templates in partnership with local water authorities, other North East councils and land capability experts as per by the Mansfield Shire Domestic Wastewater Management Plan.

The templates are designed to address the risk rating for an area identified by the Plan. Our aim is to streamline the approvals process and ensure legislative standards for LCAs are met in an evidence based and clear manner. Council believes that authors of LCAs and land owners/developers will benefit from this clarity.

STEP 1 DETERMINING THE RISK RATING OF A SITE

The first step in the LCA process is to identify the risk rating for the area/site. There are three levels of risk maps; minor catchment, sub catchment and township level.

Some of the highest risk areas around Lake Eildon have been mapped in some detail, while areas further from the Lake are mapped at a higher sub catchment level.

The risk maps can be found on Council's website under Council Services → Public Health → Domestic Wastewater Management Plan → Identifying the Risk Rating for Your Land.

To identify which LCA template you need, you must use the most detailed risk map applicable to the area in which the site is located.

If you require further assistance in identifying the appropriate LCA template to use after using the risk maps, do not hesitate to contact Council's Environmental Health Unit or Planning Unit 5775 8555.

STEP 2 DOWNLOAD THE TEMPLATE FROM COUNCIL'S WEBSITE

The templates can be found on Council's website under: Council Services → Public Health → Domestic Wastewater Management Plan

Please note that:

- You can download an interactive Water Nutrient Balance Excel spreadsheet for a **High** and **Medium** Risk LCA separately from the Shire's website;
- Links to local weather station data is provided on the LCA template webpage;
- If you are preparing an LCA for a subdivision proposal in an area identified as low risk you must use the **Medium Risk template** as a higher level of assessment is required for this type of proposal;
- Sites in High Risk areas require a full feature survey to be prepared as a component of the LCA; and
- A site inspection and soil testing is required for all levels of assessment.

STEP 3 FILL OUT THE LCA TEMPLATE THROUGH DESKTOP ANALYSIS AND FIELDWORK

A combination of fieldwork and desktop analysis will be required to fill in the template.

We have tried to make the LCA process as easy for you to complete as possible while trying to comply with EPA Code of Practice Standards.

If you have been asked to identify the system to be installed, we ask that you provide clear instructions for the landowner in relation to how to manage and maintain their onsite system, as well as any ongoing land management requirements to ensure their system works as effectively as possible.

Please do not hesitate to contact Council's Environmental Health Unit on 5775 8555 should you require any further assistance.