

# Property Owners Guide to Land Capability Assessment



*South Gippsland  
Shire Council*

## **What is a Land Capability Assessment (LCA)?**

An LCA:

- Demonstrates to Council that the proposed development is capable of sustainably managing wastewater within the property boundaries
- Will specify the type of septic tank system and area required for dispersal of treated wastewater
- May also set out ongoing maintenance or testing requirements for a septic tank system.

An LCA must:

- Be prepared by a suitably qualified person, generally a soil scientist or other geo-technically qualified person
- Comply with the requirements of EPA Code of Practice: Onsite Waste Water Management
- Be applicable to the site where the septic tank system is being installed

## **Why does Council ask for an LCA for some sites and not others?**

There are a range of situations where an LCA becomes necessary:

- Development within drinking water catchments
- In areas where Council knows that there are highly variable soil types
- In areas where Council doesn't know about the soil types
- Where a plumber isn't confident on the exact system configuration to suit the site
- Where the property size or location makes it likely that any failure would quickly affect the environment or other people
- In any other situation where Council considers there are risks which require specialist advice

## **What should I expect from an LCA provider?**

As with many services, cheapest isn't always best, ask for examples of work they have done or to be able to speak to past clients. Also make sure to get a record of sufficient professional indemnity insurance cover.

After you hire an LCA provider you should expect them to:

- Do a soil test at a minimum of three locations around the site, digging down at least one metre
- Discuss with you what was found and the possible septic system configurations that are possible and how they fit with your development plans for the site
- Compile a report that complies with the Municipal Association Victoria framework for LCAs
- Update the LCA in response to any feedback from Council