
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40559

Applicant:



NAME OF PLACE/OBJECT: FORMER RAILWAY ENGINE SHED

HERITAGE REGISTER NUMBER: H1060

LOCATION OF PLACE/OBJECT: 116 STURT STREET ECHUCA, CAMPASPE SHIRE

THE PERMIT ALLOWS:

Alterations and conservation works to the former railway engine shed to enable its adaptive reuse as a function centre and museum; construction of a café building; and associated external works including hard and soft landscaping, tree removal, car parking, lighting, and waste management facilities, generally in accordance with the following documents:

- Heritage Impact Statement V2 prepared by Lorraine Huddle dated 10 March 2026
- Architectural Drawings for Loco Shed – Redevelopment & Restoration Rev 3 (38 Sheets) prepared by Brandrick Architects, dated 10 March 2026
- Attraction Development Report and Creative Concept by LASERVISION. April 2025.
- Electrical Drawings E000-E1000, prepared by Building Service Group (Preliminary Issue)
- Structural Drawings S01-S12 – Proposed Redevelopment Echuca Loco Shed, prepared by FURR Consulting dated May 2025

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit or are not completed within four (4) years of the original date of issue of this permit. Commencement of the permit begins with onsite physical works.
2. The Executive Director, Heritage Victoria (**Executive Director**) is to be given five working days' notice of the intention to commence the approved works once all permit conditions requiring satisfaction prior to the commencement of works have been approved.
3. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and

for discussion to take place on the possible retention of the items, or the issue of a modified approval.

5. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director.
6. The Executive Director must be informed when the approved works have been completed.

ENGAGEMENT OF CONSULTANTS

7. Prior to the commencement of any of the works approved by this permit, a suitably experienced Archaeologist approved in writing by the Executive Director, must be engaged to carry out a program of site monitoring for:
 - Re-levelling the floor in the main loco shed for the new timber flooring over the pits, includes removal by hand, of the crushed rock in the pits.
 - Re-levelling the floor in the main loco shed for the new concrete flooring between the pits and the perimeter walls includes removal of the existing crushed rock (approx 30-40mm).
 - Any excavation for stumps and bearers.
8. Prior to the commencement of any of the works approved by this permit, a suitably experienced Heritage Consultant, approved in writing by the Executive Director, must be engaged to advise and assist as necessary with the preparation of the documentation for the Engine Shed Building and to provide relevant conservation advice to the permit holder during the carrying out of works.

MANAGEMENT OF HISTORICAL ARCHAEOLOGY

9. Prior to the commencement of any works that may affect historical archaeological remains at the place, a Methodology for Material Protection & Site Preparation Levelling, must be produced by a qualified historical archaeologist and submitted to the Executive Director for approval. Once approved, this methodology will be endorsed and will then form part of the permit.
10. Any potentially significant historical archaeological features, deposits and or artefacts that are uncovered during site monitoring must be investigated, recorded and reported to the satisfaction of the Executive Director. All retained artefacts must be conserved to at least a stable condition, and to the satisfaction of the Executive Director Heritage Victoria. The monitoring program may cease in parts of the site if the project archaeologist, in consultation with Heritage Victoria, determines that the subject area does not have the potential to contain significant historical archaeological remains. All works are to be in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts & Sites.

STAGED WORKS

11. Prior to the commencement of any of the works approved by this permit, a Staging Plan which provides the order in which the approved works will be commenced and completed must be submitted to the Executive Director for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit. Each stage of the works will require specific approvals from the Executive Director prior to the commencement of the works. The Executive Director is to be given five (5) working days' notice of the intention to commence each stage of the approved works.

12. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 11, any enabling works or investigations which may be required must be documented and submitted for the endorsement of the Executive Director and once endorsed become part of the permit.
13. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 11, a Heritage Protection Plan must be submitted to the Executive Director for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. A Heritage Protection Plan for multiple stages can be provided. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works and a work site layout plan.

DOCUMENTATION

14. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 11, final construction ready (marked as such) plans for the subject stage of works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit. Drawings for multiple stages can be provided. The submitted drawings shall be generally in accordance with the documents listed in the permit preamble. The construction ready plans must address all demolition, conservation, new works, structural details and services/plant works.
15. Prior to the commencement of the conservation/repair works for the Engine Shed, a schedule and construction-ready (marked as such) drawings of conservation works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The conservation works must be completed within the period of validity of the permit.
16. Prior to the commencement of the conservation/repair works for the Engine Shed, a technical specification including descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
17. Prior to the commencement of landscape works, a construction ready (marked as such) set of landscape drawings must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The Landscape Drawings must show details of all proposed new works such as secondary structures, fencing, lighting landscape features, ground treatments and plantings.
18. Within 12 months of the commencement of works approved by this permit (in accordance with condition 2), a Heritage Interpretation Plan for the site must be prepared by a suitably qualified and experienced practitioner and be submitted to the Executive Director Heritage Victoria for approval. Once approved, it will be endorsed and will then form part of the permit. The Heritage Interpretation Plan must include proposals for the appropriate interpretation of the history of the site and any archaeological finds associated with the approved works. The works included in the endorsed Heritage Interpretation Plan must be implemented to the satisfaction of the Executive Director Heritage Victoria within the period of validity of the permit.

19. Prior to the implementation of the on-site interpretation, a construction ready (marked as such) set of drawings documenting works generally in accordance with the Heritage Interpretation Plan approved at condition 18, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. After its approval the interpretation works are to be implemented on site prior to the expiration of the permit.
20. Following completion of the works the approved heritage consultant at condition 8 must submit to the Executive Director Heritage Victoria, for their approval, a brief written report including photographs confirming that the works have been completed in accordance with the endorsed drawings.

NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.

TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1 JULY 2024) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.

THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.

Date Issued:

26 June 2026

**Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
Delegation**



A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a large, prominent 'N' and a long, sweeping underline.

Nicola Stairmand

Manager, Statutory Assessments
Heritage Victoria