

ZUMSTEINS RECREATION CENTRE



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1 blue cottage/1 pise cottages
zumsteins blue cottage front
view



1 blue cottage/pise cottages
zumsteins blue cottage side
view



1 blue cottage/pise cottages
zumsteins blue cottage
window detail



H1049 plan

Location

MOUNT VICTORY ROAD ZUMSTEINS, NORTHERN GRAMPIANS SHIRE

Municipality

NORTHERN GRAMPIANS SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1049

Heritage Overlay Numbers

HO25

VHR Registration

October 27, 1994

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 5, 1999

What is significant?

The Green, Blue and Orange Cottages at Zumsteins was contracted in 1935 by Walter Zumstein's using the pise or rammed earth technique to provide accommodation for the increasing number of tourists visiting the Grampians. Zumsteins identified these, and the other cottages he contracted, by the colour of the painted lintels over the doors and windows.

How is it significant?

The Green, Blue and Orange Cottages at Zumsteins are of significance to the State of Victoria for technological and social reasons.

Why is it significant?

The Zumsteins' Cottages demonstrate creative accomplishment in the history of construction. Their location coupled with their period of construction when the state was emerging from a period of severe economic depression, is particularly unusual. The cottages provide a rare and extraordinary example of handmade vernacular construction which was forced to utilise local materials owing to the unavailability of traditional materials and the cost of transportation. They are also important for their social associations, and their ability to demonstrate a way of life, having provided some of the earliest holiday accommodation in the Grampians and assisted in the area becoming a popular venue for leisure activity.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1908,
Heritage Act Categories	Registered place,
Other Names	PISE COTTAGES,
Hermes Number	3752
Property Number	

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 1049-

Green, Blue and Orange Cottages, Zumsteins, Grampians National Park, Shire of Wimmera.

(To the extent of:

1. All the buildings known as the Green, Blue and Orange Cottages, Zumsteins located on the land marked L-1, L-2 and L-3 respectively on Plan 605219, signed by the Chairperson of the Historic Buildings Council and held by the Director, Historic Buildings Council.
2. All of the land marked L-1, L-2 and L-3 on Plan 605219, being portion of that land contained in the Grampians National Park, Parish of Burrong South, County of Borung, signed by the Chairperson of the Historic Buildings Council and held by the Director, Historic Buildings Council.)

[Victoria Government Gazette No. G43 27 October 1994 p.2904]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>