



Ocean Grove Hotel

175 Bonnyvale Road, Ocean Grove VIC 3226



Submission to Bellarine DAL Draft Statement of Planning Policy

Ocean Grove "Collendina" Hotel Site

175 Bonnyvale Rd Ocean Grove

I am the Publican at the Ocean Grove "Collendina" Hotel.

In 2013, I took on the lease for this iconic venue and then moved my family to Ocean Grove. We were warmly welcomed into the local community and with our kids involved in all sorts of activities we are certainly loving the Bellarine lifestyle.

Everyone knows the story about the Pub being built in its current location due dry town covenants the Methodists placed over Ocean Grove when they established the town in the 1880's. So since the Pub was built in the 1960's, it instantly became and continues to be the main commercial social/community hub for Ocean Grove. It is known as a legendary live music venue having hosted most of Australia's well known bands and artists as well as many international artists. We continue to support live music with small to large events run throughout the year and especially provide a space for local performers.

The Pub is an integral part of the Town. The place is known affectionately as the 'Dina', everyone knows where it is and has a story about their connection to it. We are now hosting the 3rd and 4th generations of local patrons. Although the council labels the area as a "Tourism Site", we are first and foremost a Pub that services the local community and through sponsorships and hosting of functions and events for community groups we are a place where the community is supported and comes together.

We don't agree with the idea that the Pub is in a rural area, we are clearly connected to and part of the Ocean Grove Town through deep and long-standing cultural connections. As a large 1320 capacity venue we are not some kind of rural tourism business. Nor does the surrounding area feel in any way rural, there is residential housing all the way up and down Bonnyvale Rd and there is a huge caravan park behind us and you don't see any farmland. When you drive to and arrive at the Pub you simply feel like you are in the Ocean Grove township.

We get a lot of comments about the partially built retirement village on the northern part of the block of land. The owners have told us they want to use the infrastructure they set up on that part of the site to instead build eco-sensitive residential housing. We are also working with them on ideas for a new pub and additional facilities like an arts/culture hub, provedore/general store and residential hotel.

These are all great ideas and there is clearly already a need for more of this type of social community offering and the need and demand for this will only continue to increase as the local population grows.

We support the construction of Residential housing on the northern part of the land. It will simply blend into what the rest of Bonnyvale Rd looks like and give the area a massive lift especially with the landscaping treatments that are being considered in conjunction with any development.

With respect to the Bellarine Draft Statement of Planning Policy I submit:

1. The Pub and Surrounding area is clearly urban in character, use and cultural meaning and should remain within the Ocean Grove Settlement Boundary
2. Residential development should be allowed on the northern portion of the site as this will leverage existing infrastructure, blend in with the surrounds and give the whole area a lift.

Sincerely,



Director

