

# St Ives Shopping Village

Road Closure Application for  
Retail Expansion



## What is the opportunity?

### Retail and Community Enhancement to St Ives Shopping Village

- Together, the owners of St Ives Shopping Village, EK Nominees, and Ku-ring-gai Council have the chance to re-imagine and enhance the role the Village plays in the community through a collaborative retail expansion.
- Built in 1960, St Ives Shopping Village is one of Australia's best-performing shopping centres but in its current state, it cannot accommodate the entertainment, leisure, sport, hospitality and education uses the local community needs and wants from its most important and convenient community hub.
- The vision to expand St Ives Shopping Village aligns with the *Ku-ring-gai Retail and Commercial Centres Strategy* and envisages a human-centred market and cultural experience which meets the daily needs of the local community, and showcases quality products and services.
- As well as a better community experience, the retail expansion will support the centre's retailers, the local economy and importantly, local jobs by reducing escaped expenditure from the Village. Each year, retailers in entertainment, sport, education, leisure and hospitality are turned away due to a lack of retail space.
- For this community outcome to be realised, there are a number of steps we need to undertake.

## How far have we come?

### Council-led land reclassification

- Council re-classified its land from Community to Operational in 2019, for the purpose of selling the land to EK Nominees to facilitate a retail expansion. This aligned with Council's vision for the area, which they set out in the Town Centres Public Domain Plan, 2010; the Ku-ring-gai Contributions Plan, 2010; the Ku-ring-gai Local Environmental Plan (Local Centres), 2012 and the Local Centres DCP.
- The land parcels total approximately 4,000sqm and include Denley Lane, Durham Avenue, a public carpark, an unnamed lane, and a narrow pedestrian laneway. Together with its own land fronting Mona Vale Road, the purchase of the Council land will enable EK Nominees to amalgamate the site between the existing centre and Mona Vale Road required to deliver the retail expansion.
- EK Nominees has engaged a world-leading architectural firm to develop a preliminary concept for the retail expansion. Before progressing this design to DA stage, EK Nominees is unable to progress the retail expansion until the purchase of this land is finalised.
- Our retail concept complies with the Local Environmental Plan and Development Control Plan.
- The retail concept improves access for all stakeholders and includes a new connection to fulfil Council's vision for a seamless link between Mona Vale Road and the Village Green to the north.

## What are the next steps?

- At their upcoming monthly meeting, Council will vote on whether to approve the closure of Denley Lane, Durham Avenue and an unnamed lane accessed via Mona Vale Road.
- An approval for the lane closures is a necessary procedural step but crucially, it does not mean these lanes will immediately close. The lanes will remain open and will operate as they currently are until a Development Application is approved and construction has commenced.
- The vote is part of Council's process that EK Nominees must follow to purchase the Council-owned land and amalgamate the site, which will enable the retail expansion to progress to the next step. This process is detailed in *Council's Acquisition and Divestment of Land Policy*.
- Endorsement to close the road will still allow St Ives Shopping Village to operate in its current form, whilst expanding the retail offering towards Mona Vale Road.
- As per *Council's Acquisition and Divestment of Land Policy* document, valuations will be obtained by Ku-ring-gai Council to guide negotiations for land divestment to EK Nominees.
- Once this process is completed, EK Nominees will progress a Development Application.



What parcels  
of land are we  
seeking to  
eventually  
acquire?



For any further information or questions please contact:

**Tony Marcocci**  
General Manager, EK Nominees  
0414 230 611

The redevelopment of St. Ives Shopping Village will retain rear access for the adjacent property at 190A Mona Vale Road through a direct link off Mona Vale Road. A new dedicated left hand turn, one-way service entry for loading and rear access will be provided. This service entry will connect with the pre-existing roundabout at the intersection of Denley Lane and Village Green Parade providing egress either via Village Green Parade or exiting off Memorial Drive.

