

10.1 PROPOSED LEASE TO UNITED ENERGY DISTRIBUTION PTY LTD FOR SUBSTATION SITE

Responsible Committee:	Committee of Council
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RECOMMENDATION

That Council

1. **Receives this report from the Committee established by Council to hear any submissions received to the intention to grant a Lease to United Energy Distribution Pty Ltd (United Energy) for a small parcel of Council land located at 293 Springvale Road, Glen Waverley, for the purpose of maintaining and operating an electrical substation required as part of the Glen Waverley Civic Project (Proposal).**
2. **Notes that the Committee met at 6:30pm on Tuesday 17 March 2026 in the Council Chambers to hear any submissions received in respect of the Proposal and that there were no submissions received.**
3. **Accepts the Committee’s recommendation as follows:**
“The Committee resolved to recommend to Council that Council proceed with the Proposal, being the granting of a Lease to United Energy Distribution Pty Ltd (United Energy) for a small parcel of Council land located at 293 Springvale Road, Glen Waverley, for the purpose of maintaining and operating an electrical substation required as part of the Glen Waverley Civic Precinct Project.”
4. **Accepts the Committee’s recommendation referred to in item 3 above and proceed to grant a Lease to United Energy as referred to in recommendation 1 above generally on the following terms:**
 - i) **Premises: Part of the land comprised in Certificate of Title Volume 10444 Folio 566 (with an area of approximately 42m2 – will be confirmed once built).**
 - ii) **Term: 50 years**
 - iii) **Rental: Peppercorn rent of \$0.10 per annum**
 - iv) **Commencement Date: Estimated to be June 2026 – upon completion of the sub-station.**
5. **Having complied with its obligations pursuant to Section 115(4) of the *Local Government Act 2020* and Council’s Community Engagement Policy, authorise the Chief Executive Officer or her delegate to sign all documentation required to give effect to the Lease to United Energy.**

INTRODUCTION

This report considers the outcome of the community engagement process pursuant to Section 115(4) of the Local Government Act 2020 and Council's Community Engagement Policy. The proposal is to Grant a Lease to United Energy Distribution Pty Ltd (United Energy) for a small parcel of Council land located at 293 Springvale Road, Glen Waverley, for the purpose of maintaining and operating an electrical substation required as part of the Glen Waverley Civic Project.

COUNCIL PLAN STRATEGIC OBJECTIVES

A well-planned and future ready city

An attractive and well-designed city with connected neighbourhoods, active transport, open spaces, facilities and infrastructure that meets the current and future needs of our community.

BACKGROUND

On 27 January 2026, Council considered a report on the proposal to commence the statutory procedures for the proposed Lease to United Energy and resolved as follows:

Council resolved as follows:

- 1. Commences the statutory process in accordance with Section 115(4) of the Local Government Act 2020 (Act) and Council's Community Engagement Policy to advertise its intention to grant a Lease to United Energy Distribution Pty Ltd (United Energy) for a small parcel of Council land located at 293 Springvale Road, Glen Waverley, for the purpose of maintaining and operating an electrical substation required as part of the Glen Waverley Civic Precinct Project (Proposal).*
- 2. Gives public notice of the Proposal, in accordance with the Act and Council's Community Engagement Policy, on Council's website from 31 January 2026 and invites submissions on the Proposal for a period of at least 30 days from that date. Authorise the Chief Executive Officer or her delegate to undertake the administrative procedures necessary to enable Council to carry out its functions in accordance with the Community Engagement Policy in respect of the Proposal.*
- 3. Appoints a Committee of Council comprising the Mayor and Councillors from the Gallaghers, Scotchmans Creek, Jells and Blackburn Wards to meet to hear any submissions received to the Proposal at the Civic Centre on 17th March, 2026 at 6:30pm or at such a later time and date as the Chief Executive Officer or her delegate may determine.*
- 4. Notes that Council will consider the Committee of Council's report on its proceeding and determine whether to proceed with the Proposal at its meeting on 28 April 2026 or such a later time and date as the Chief Executive Officer or her delegate may determine.*
- 5. Notes the existence of a passageway easement identified as E-5 on Plan of subdivision PS34909S (being the Plan of Subdivision for the Civic Centre site) which easement is located on the parcel of land proposed to be leased to United Energy as referred to in item 1 above, and consent from the party benefiting from the easement is required prior to construction of the sub-station.*
- 6. Notes that the benefiting party, Greatland 285 Pty Ltd, has provided its in-principle consent for the sub-station works and agreed to modify the passageway easement so that its area is reduced in size to cover only a footpath leading to the entrance to Century City. Further note that the necessary documentation to give effect to the easement modifications at the Land Registry have been prepared and sent to Greatland 285 Pty Ltd for execution and that this documentation can be signed by Council's Chief Executive Officer or Director City Development under delegations.*

DISCUSSION

Public Notification

In accordance with recommendation 2 of the 27 January, 2026 resolution, a public notice advising of Council's intention to grant a Lease to United Energy was published in The Age newspaper and on Council's website on 31 January 2026 calling for submissions on the Proposal to be received by 5:00pm on 4 March 2026. The Public Notices are shown in **Attachment 1**.

Public Response

No submissions were received during the submission period.

Committee of Council Meeting

The Committee of Council made up of Councillors James (Mayor), Lee (Deputy Mayor), Lake, Luo, and Patterson made up the committee. They met at 6:30pm on 17 March, 2026 to consider the outcome of the public notification process.

The Agenda of the Committee was to consider any submissions received and make a recommendation to Council.

Noting that no submissions were received the outcome of the recommendation of the Committee was as follows:

"Proceed with the Proposal, being the granting of a Lease to United Energy Distribution Pty Ltd (United Energy) for a small parcel of Council land located at 293 Springvale Road, Glen Waverley, for the purpose of maintaining and operating an electrical substation required as part of the Glen Waverley Civic Precinct Project."

FINANCIAL IMPLICATIONS

The Proposed Lease is at a peppercorn rental of \$0.10 per annum. United Energy will be responsible for all costs associated with the installation of the electrical equipment, maintenance, and operation of the substation. Council will incur costs associated with this statutory consultation process, which are expected to be minimal.

There are legal and surveying costs with the modifications to the existing easement which costs are covered by the budget for the Civic Precinct Project. The cost of the new footpath and landscaping forms part of the public realm landscape works for the Civic Precinct Project.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

As referred to above, the community consultation process of Council's proposal to grant a Lease to United Energy has been completed in accordance with Section 115(4) of the *Local Government Act 2020* and Council's Community Engagement Policy.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONCLUSION

It is recommended that Council accepts the Committee of Council's recommendation to proceed to grant a lease to United Energy.

ATTACHMENT LIST

1. Attachment 1 Public Notices [**10.1.1** - 2 pages]

Public Notice – Council Website

[Home](#) / [About Us](#) / [Public Notices](#) / [Notice of Intention to Lease to United Energy Distribution Pty Ltd](#)

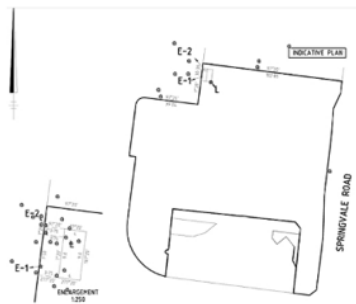
Notice of Intention to Lease to United Energy Distribution Pty Ltd

On display until 04 March 2026, 05:00 PM

Monash City Council (**Council**) gives notice in accordance with Council's Community Engagement Policy and Section 115(4) of the *Local Government Act 2020* of its intention to grant a lease to United Energy Distribution Pty Limited for part of Council's land at 293 Springvale Road, Glen Waverley, being the small area of land shown marked "L" on the plan below together with easement rights over the land marked E-1 and E-2 on the plan (**Proposal**).

The key terms of the lease are:

- Term: 50 years
- Rent: Peppercorn rent of \$0.10c per annum payable on demand
- Permitted Use: Electricity sub-station and for other purposes incidental to the receiving, distributing, transforming and supplying of electricity.



In accordance with Council's Community Engagement Policy, any person may make a submission in relation to the Proposal. Any person proposing to make a submission must do so by 5pm on **Wednesday 4 March 2026**.

Submissions should be made in writing. Send written submissions addressed to the Chief Executive Officer by email to mail@monash.vic.gov.au or posted to Monash Council, PO Box 1, Glen Waverley 3150 and must include the reference **F26-12**.

Council will consider all submissions in accordance with its Community Engagement Policy before deciding whether to proceed with the Proposal.

Dr Andi Diamond
CEO

Tagged as:

Intention to Lease/Sell Land

Contact details

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Property and Strategic Projects City
Development
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Christine.VanderArk@monash.vic.gov.au
[AU](#)

Public Notice – The Age



CITY OF
MONASH

Notice of Intention to Lease

Monash City Council (**Council**) gives notice in accordance with Council's Community Engagement Policy and Section 115(4) of the *Local Government Act 2020* of its intention to grant a lease to United Energy Distribution Pty Limited for part of Council's land at 293 Springvale Road, Glen Waverley, being the small area of land shown marked "L" on the plan below together with easement rights over the land marked E-1 and E-2 on the plan (**Proposal**).

To see the plan, visit www.monash.vic.gov.au

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