



Report on child care service at:
691 – 695 VICTORIA RD RYDE NSW

Written on behalf of
Benson Place Ryde Pty Ltd

by Lynda Campbell



16th May 2025

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About the author

Lynda Campbell is an Early Childhood Teacher with over 38 years experience in the children’s service industry. This included several years as a validator with the National Child Care Accreditation Council (NCAC) where she travelled to many long day care services across Australia to assess quality practices.

She founded Early Education Solutions in 2012 to assist services to transition to the National Quality Framework and now consults on design and quality practices to achieve exceeding quality services for the Early Childhood Industry.

Introduction

This report has been requested to respond to specific points from the Statement of Facts and Contentions filed 5th April 2024 in regard to Case number 2024/00078801 that are within my area of expertise.

I would note that there are revised architectural plans by CD Architects Revision C dated August 2024.

These plans now locate the child care service on the ground floor of building B.

Contention 4: State Environmental Planning Policy Transport and Infrastructure.

Particular a) This is a traffic expert matter

Particular b) i) The child care centre outdoor space is now located in 2 separate areas. The first is along the Blaxland Road frontage and the second area is behind the building adjacent

to the public laneway and driveway down to basement level one. Both outdoor areas are now not next to the arterial Victoria road so will have improved amenity.

The Education and Care Services National Regulations do not specify location of child care centres on classified roads and there are many examples where an approved service is located on main roads. The building will have acoustic fencing to mitigate noise and emissions coming into the child care centre.

The air quality assessment prepared by Benbow Environmental in May 2025 identified the site as suitable for the proposed child care providing precautionary measures are implemented. These were having an air filtration system for indoor areas and limiting outdoor play to between 10am and 4pm. Both of these measures have been included in the proposal and reflected in the amended Plan of Management.

The updated acoustic report also confirmed the proposed childcare centre will not exceed project noise trigger level at the most sensitive receiver locations providing all noise control recommendations are adhered to. Acoustic screening and the building will also shield the children from noise entering the service.

Particular b) ii) The child care centre is now located on the corner of the site and will therefore have no impact on the amenity of the adjacent residential building should there be redevelopment of that site.

Particular b) iii) There is a revised internal layout that provides good connectivity down a central hallway. There is also internal links between the northern play rooms through either shared bottle preparation area or bathroom and internal links between the southern play rooms between a shared bathroom.

Outdoor play spaces are now conveniently located adjoining the northern side play rooms and the southern side play rooms providing easy access from each internal play room.

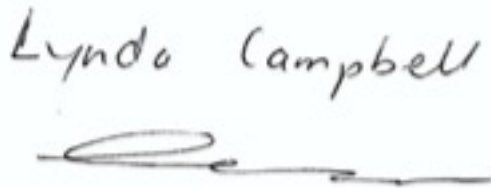
Conclusion

It is my expert opinion that with proposed amendments to the design of the service it will be able to meet all the requirements to obtain a service approval and be compliant with all relevant National Education and Care Services Regulations.

I certify that I have been engaged as a child care expert to prepare and be been provided with documents to prepare this report in accordance with the Expert Witness Code of Conduct set out in Schedule 7 to the Uniform Civil Procedure Rules 2005 (NSW) (UCPR).

I acknowledge that I have read the Expert Witness Code of Conduct set out in schedule 7 of the NSW Uniform Civil Procedures Rules 2005, and I agree to be bound by it. I have made all inquiries which I believe are desirable and appropriate (save for any matters identified explicitly in the report), and no matters of significance which I regard as relevant, have, to my knowledge, been withheld from the court.

Signed



Lynda Campbell