



Report on proposed child care service at:
1 – 3 CAREEL HEAD ROAD, AVALON BEACH NSW

Written on behalf of
Grexx Holdings Pty Ltd

by Lynda Campbell



10th June 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 a specific point from the Statement of Facts and Contentions filed 10th March 2025 in regard to Case number 2025/00040247 and comment on relevant Education and Care Services National Regulations that arose from the section 34 that are within my area of expertise.

Contention 8 a) Education & Care Services National Regulation 114 - Shade

The Education and Care Services National Regulation requires the outdoor spaces to have adequate shaded areas to protect children.

The child care planning guideline requires 30% of the outdoor play area to be shaded.

The architectural drawing on DA7003 of plans Revision B dated July 2024 indicate that shade calculations for the 420sqm² of outdoor play area is 148.39sqm which is more than the 126sqm minimum required under the child care planning guideline and will meet the adequate level to comply with the Education and Care Services National Regulation.

Education & Care Services National Regulation 110: Ventilation & Natural Light

The Education and Care Services National Regulation requires the service to be well ventilated which can be achieved through a combination of natural and mechanical means. The proposed child care service will use a combination of natural ventilation when opening doors and windows as well as mechanical ventilation to maintain comfortable temperatures year round.

There is ample natural light to all indoor play rooms from the north facing aspect and glazing elements.

Education & Care Services National Regulation 113: Outdoor Space Natural Environment

The Education and Care Services National Regulation requires the service to provide outdoor spaces where children can explore and experience the natural environment. The landscape plan shows the following natural elements timber stepping logs, sandpits, dry creek bed, mulch areas, vegetable gardens and other plantings.

Conclusion

It is my expert opinion that the design of the service 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) and confirm that Generative AI was not used in the production of this report.

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.

I confirm that generative AI has not been used in the production of this report.

Signed

Lynda Campbell

