The Royal Far West School for Excellence is a not-for-profit organisation that provides services to enhance the health and well-being of children who normally reside in country and regional areas.

It has operated at the Manly site for 85 years and receives limited government support.

It is proposing to re-develop the site into a modern hospital facility, along with commercial, retail and tourism uses and residential apartments. It has stated in its application that the proposal if approved will upgrade its facilities and assist its ongoing financial viability.

The application was accepted into the former Part 3A system in 2010.

Its proposed medical facilities and the size of its residential and commercial component meant it automatically met the relevant criteria which applied at the time to enter the Part 3A assessment system.

The Part 3A system was in 2011 repealed and closed for new projects.

However, at the time of the repeal, a decision was made to allow all projects which were quite well-advanced in the decision-making process (including the Royal Far West project) to continue to be assessed by the department.

We’re seeking to determine or recommend all outstanding former Part 3A projects this year (including the Royal Far West development proposal).

The department has completed and published its assessment report, including an analysis of overshadowing impacts, which will be considered by independent experts at the Planning Assessment Commission (following a public meeting on 18 February 2013).

The department has concluded that any over-shadowing of Manly Beach from this proposed development is acceptable, as it will not happen until the early evening (5pm) during mid-summer.

This is a concept plan application which will require more detailed applications to be lodged before construction can begin on the site.

We’re recommending that these applications should demonstrate design excellence before they can be approved.