

DPS

171 FOREST WAY, BELROSE

DA APPROVED DEVELOPMENT SITE



PRESENTED BY

DOMAIN PROJECT SALES

SYDNEY
COUNTRY LIVING
—



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AT A GLANCE

THE KEY FACTS SHAPING THIS RARE NORTHERN BEACHES OPPORTUNITY

ADDRESS 171 Forest Way, Belrose NSW 2085

TITLES Lot 9 in DP737255

SITE AREA Approximately 10,854 SQM

FRONTAGE 72.26m to Forest Way

LGA Northern Beaches Council

PLANNING SCHEME Warringah Local Environment Plan 2000

DA APPROVAL 35 self-contained dwellings comprising of:

12 two bedroom
22 three bedroom
1 four bedroom
72 basement carparks

Common spaces, communal rooms & landscaped courtyards.

Disclaimer: All information including outlines, boundaries and locations is approximate







THE NEXT CHAPTER IN NORTHERN BEACHES LIVING

UNLOCK BELROSE'S PREMIER DEVELOPMENT SITE

171 Forest Way, Belrose represents a rare opportunity to acquire a DA-approved development site in one of Sydney's most desirable Northern Beaches suburbs.

Occupying 10,854sqm of elevated land with prominent Forest Way frontage, the site enjoys sweeping easterly views across the coastline and borders Garigal National Park, offering both natural serenity and urban convenience.

With direct access to Mona Vale and Warringah Roads, the location connects seamlessly to Chatswood, Brookvale, Macquarie Park and the Sydney CBD, while being moments from leading retail, education, health and recreation amenities.

With development consent in place, this turn-key opportunity invites developers and investors to deliver a premium over-55s community in a tightly held, blue-chip enclave.

For Sale by Expressions of Interest, closing 11 November 2025 — through Sydney Country Living & Domain Project Sales.

POSITIONED FOR LIFESTYLE AND ACCESS

STRATEGIC POSITIONING IN THE HEART OF BELROSE

Located in the affluent Northern Beaches suburb of Belrose, the property enjoys a setting that combines **natural beauty, spectacular views, and close proximity to essential services, infrastructure, and amenity.**

Belrose is a picturesque community with a diverse demographic mix — from young families through to retirees and downsizers — making it an **ideal location for a prestigious over-55's residential development.**

A key advantage of 171 Forest Way is its **direct and strategic access to Forest Way, a major arterial road connecting to Mona Vale Road in the north and Warringah Road in the south.** This provides convenient and efficient access across metropolitan Sydney, including the Northern Beaches, Chatswood, Brookvale, and the Sydney CBD.

The location is also well supported by nearby **health, retail, education, and recreational amenity, positioning the site as a central and highly liveable address.**



LOCATION & CONNECTIVITY

A PRIME BELROSE POSITION OFFERING COASTAL OUTLOOKS, NATIONAL PARK SERENITY, AND SEAMLESS ACCESS ACROSS SYDNEY

SYDNEY CBD

22 KM
30-35 minutes via Mona Vale Road

NORTHERN BEACHES HOSPITAL

6.5 km
10 minutes

FOREST WAY SHOPPING CENTRE

1.2 KM
2 minutes

WESTFIELD WARRINGAH MALL

7.5 KM
12 minutes

BELROSE PUBLIC SCHOOL

1.4 KM
3 minutes

DAVIDSON HIGH SCHOOL

2.8 KM
6 minutes

GADIGAL NATIONAL PARK

3 KM
6 minutes

DEE WHY BEACH

9.5 KM
15 minutes

TRANSPORT LINKS

Strong connectivity via Mona Vale Rd, linking to Chatswood, Macquarie Park, and the M1



NORTHERN BEACHES HOSPITAL

CBD



NORTHERLY ASPECT

DEVELOPMENT APPROVAL SUMMARY

APPROVED SCHEME FOR 35 LUXURY OVER-55'S RESIDENCES DESIGNED FOR LIGHT, SCALE, AND LIVABILITY.

The site holds DA approval for a high-quality, architecturally designed scheme comprising 35 luxury apartments across a mix of 2-, 3- and 4-bedroom dwellings.

- 12 x 2-bed apartments (from 88 sqm)
- 22 x 3-bed apartments (from 128 sqm)
- 1 x 4-bed apartment
- 72 secure basement car spaces

Each residence has been designed to maximise natural light and views, with a mix of large balconies and private courtyards. Communal facilities and landscaped courtyards further enhance livability, creating a boutique community tailored to the needs of downsizers and retirees.

The development will set a new benchmark for luxury over-55's living in the Northern Beaches, appealing to affluent buyers seeking **scale, quality, and a lifestyle defined by amenity and outlook.**



Type A1 Unit -
3 Bedroom
Unit 1 (170m²).



Type A2 Unit -
2 Bedroom + Third Bedroom/Study
Unit 2 (152m²)



Typical Type B Unit -
2 Bedroom + Third Bedroom/Study
Unit 3 (138m²),
Unit 4 similar (138m²)



Typical Type C Unit -
2 Bedroom
Unit 5 (88m²),
Units 6 (88m²), 11 (88m²)
& 12 similar (88m²)



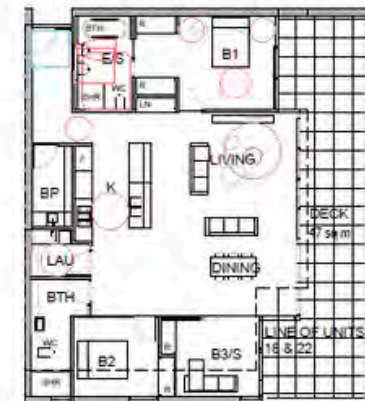
Typical Type D Unit -
2 Bedroom
Unit 7 (95m²),
Units 8 (95m²), 13 (95m²) & 14 similar (95m²)



Typical Type E Unit -
2 Bedroom
Unit 9 (118m²),
Unit 10 similar (120m²)



Typical Type F Unit -
2 Bedroom + Third Bedroom/Study
Unit 15 (140m²),
Units 17 (138m²) & 21 (138m²) similar



Typical Type G Unit -
2 Bedroom + Third Bedroom/Study
Unit 16 (153m²),
Units 18 (140m²) & 22 (140m²) similar



Typical Type H Unit -

3 Bedroom
 Unit 19 (130m²).
 Units 20 (128m²), 23 (130m²) &
 24 (128m²) similar.
 No store to units 20 & 24



Typical Type I Unit -

2 Bedroom + Third Bedroom/Study
 Unit 25 (137m²).
 Units 26 (133m²), 28, 32 & 34 (133m²) similar



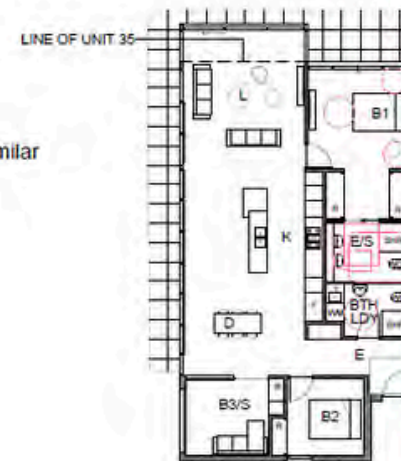
Typical Type J Unit -

2 Bedroom
 Unit 27 (108m²).
 Unit 31 similar (108m²)



Typical Type K Unit -

3 Bedroom
 Unit 29 (145m²).
 Unit 33 (145m²) similar



Typical Type L Unit -

2 Bedroom + Third Bedroom/Study
 Unit 30 (134m²).
 Unit 35 (126m²) similar

NOTE:
 PRIVATE OPEN SPACE LAYOUT
 AND SIZE VARIES PER UNIT

SITE SALE PROCESS

A RARE NORTHERN BEACHES LANDHOLDING OFFERING IMMEDIATE LIFESTYLE APPEAL AND LONG-TERM DEVELOPMENT OPPORTUNITY.

This is a rare chance to secure a significant landholding in a blue-chip Northern Beaches location, combining immediate lifestyle benefit with long-term redevelopment potential.

Given the strong precedent of high-value institutional projects and DA approvals nearby, the property stands as a compelling prospect for developers, builders, and investors.

The following information will be provided to interested parties upon request:

- Contracts for Sale
- Planning Documents
- Architectural plans
- Development consent conditions

To access this information please contact the selling agents. (details can be found on the last page of this document).



FOR SALE

VIA EXPRESSIONS OF INTEREST

Expressions of interest close 4pm Tuesday 11th November.

To arrange a site inspection or for additional information about this exciting opportunity, please contact us.

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