

LUXURY, SUSTAINABILITY & SERENITY, THE FUTURE OF NATURE-INSPIRED LIVING

DEVELOPER: Alceon
MAIN CONSTRUCTION COMPANY : Deicorp
PROJECT VALUE : \$250 million

The \$250 million resort-style Rumbalara Residences features 188 luxury residences across four boutique buildings. Amenities include a resort pool, billiards room, private tasting room, putting greens, private cinema, virtual golf lounge, co-working suites, boardroom, residence lounge, gym, and a day spa—offering the ultimate in luxury living.

Located on the lush escarpment of Gosford’s most prized ridgeline, Rumbalara Residences is a benchmark in luxury residential living—and at the heart of its delivery is leading Australian developer and builder, Deicorp.

As one of Sydney’s most trusted names in integrated property development and construction, Deicorp brought its full-service capabilities together in a partnership with specialist developer Alceon to design, develop and deliver this architecturally striking complex.

The project includes a mix of generously sized apartments and penthouses, nestled within the natural landscape of Rumbalara Reserve, offering sweeping views over Brisbane Water.

“Rumbalara was a unique opportunity to do something special,” said Louise Campling – Development Executive, Alceon. “It’s not just about building apartments—it’s about delivering a lifestyle. Our goal was to create a residence that blends seamlessly with its bushland setting, while providing all the hallmarks of high-end, contemporary living.”

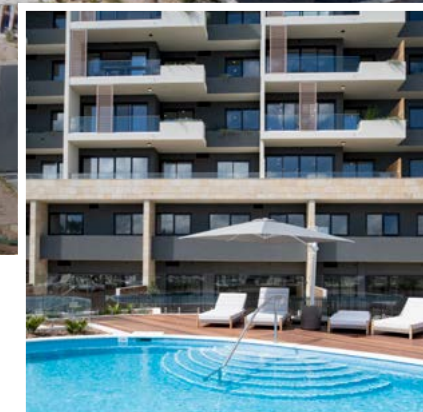
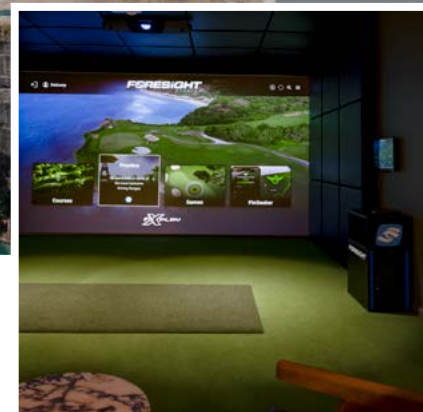
Rumbalara Residences features a selection of 1, 2, and 3-bedroom apartments and penthouses across four low-rise buildings, carefully

positioned to preserve the natural topography and ensure privacy, peace, and uninterrupted vistas. Every apartment is designed with expansive interiors, quality finishes, and oversized balconies or terraces that capture the coastal breeze and natural light.

What sets Rumbalara apart is not just its aesthetics, but the attention to detail and integration with the surrounding environment. Deicorp worked closely with architects, landscape designers, and sustainability consultants to ensure that the development respected and reflected the natural bushland that defines the site.

“From day one, we wanted to do justice to this stunning location,” said Louise. “We took a sensitive and measured approach—preserving trees where possible, enhancing native landscaping, and incorporating materials that suited the natural palette of the reserve.”

The project posed a series of engineering and logistical challenges due to the elevated, sloping site and environmental sensitivity. But with over two decades of experience delivering complex builds across metro and regional New South Wales, Deicorp was more than equipped to rise to the occasion.



“Our integrated model gives us the ability to move swiftly and strategically,” said Robert Furolo, Head of Corporate Affairs at Deicorp. “We’re not waiting for third parties. Our construction team worked closely with Alceon from concept to completion, delivering a better result for buyers and a stronger outcome for the community.”

Rumbalara Residences was designed with sustainability in mind—both in construction and lifestyle. Each residence includes energy-efficient appliances, cross-ventilation, and high thermal performance glazing, alongside water-saving features and secure parking infrastructure ready for electric vehicle charging.

Extensive landscaping across the site includes walking paths, communal gardens, and viewing decks, connecting residents to nature and encouraging an outdoor lifestyle. “We believe luxury and sustainability go hand in hand,” said Louise. “People want beautiful homes, but they also want to live in places that are responsible, resilient, and in harmony with the world around them. Rumbalara delivers exactly that.”

More than just a development, Rumbalara Residences represents the continued investment by Alceon and Deicorp to building

beautiful homes in great locations. The project aligns with the NSW Government’s strategy to deliver more housing options on the Central Coast while preserving natural and cultural heritage.

It also reflects a shift in market demand, as more Sydneysiders seek tree-change opportunities without sacrificing access to high-quality living. “Gosford is evolving rapidly,” said Louise. “We see Rumbalara as part of that evolution—offering a sophisticated, nature-connected alternative to big-city apartment living. It’s only 90 minutes from Sydney but feels like a world away.”

With Rumbalara now complete and attracting strong buyer interest, Deicorp has once again demonstrated why it remains one of Australia’s most reliable names in residential development. From urban renewal projects in Sydney’s Inner West to beachside apartments and now, luxury bushland residences, the company continues to deliver bold, market-leading projects.

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Below Goldfish & Bay delivered compliant fire protection design for Rumbalara's multi-building residential development, addressing project complexity through coordinated engineering solutions.

FIRE PROTECTION SYSTEMS FOR A MULTI-TOWER RESIDENTIAL DEVELOPMENT IN GOSFORD

Goldfish and Bay, a leading building services design and consulting firm, delivered specialised fire protection solutions for the Rumbalara Residences project in Gosford.

With a strong focus on quality, compliance, and technical performance, the team designed a system that integrated effectively into the development's large-scale infrastructure.

Rumbalara comprises four interconnected residential towers, each up to 11 storeys, supported by a 11,000m² basement structure. The scale and complexity of the development required a carefully coordinated fire services strategy to ensure safety, resilience, and long-term reliability.

Goldfish and Bay's Fire Engineering team designed and implemented a combined hydrant and sprinkler system, providing both fire suppression and firefighting water supply through a single integrated network.

The system was developed to meet AS 2118.6-2012 and incorporates key redundancies, including dual diesel-driven fire pumps. Each pump is capable of meeting pressure and flow requirements independently, with automatic switchover to maintain system continuity in the event of failure.

Water supply reliability was further supported through a primary on-site storage tank and a secondary mains connection.

A looped pipework configuration ensures consistent water availability, while sectional isolation valves enable targeted maintenance without compromising building-wide protection.

Throughout the design process, the team prioritised hydraulic performance, pressure zoning, and full compliance with relevant standards. Given the scale and complexity of the Rumbalara development, a compliant and resilient fire protection system was essential.

The integrated design addressed both fire suppression and operational continuity and was developed in close coordination with

Deicorp and other key project stakeholders to ensure alignment with performance requirements and regulatory standards.

The integration of these features reflects Goldfish and Bay's broader capability in delivering reliable, high-performing fire services for large-scale residential projects.

Goldfish and Bay holds ISO 9001, ISO 14001, and ISO 45001 certifications and maintains a 4-star iCIRT rating, underscoring its commitment to quality, safety, and compliance. The firm is also registered with Engineers Australia, FPA Australia, AIRAH, and the Hydraulic Consultants Association of Australasia (HCAA).

Goldfish and Bay's broader project portfolio with Deicorp includes Tallawong Village, Melrose Park, The Rothschild, Marquet & Mary, Hyde Metropolitan, 130 Joyton Avenue, Highline Westmead, and Kings Bay Precinct, reinforcing the firm's position in delivering dependable fire and building services across complex, large-scale developments.

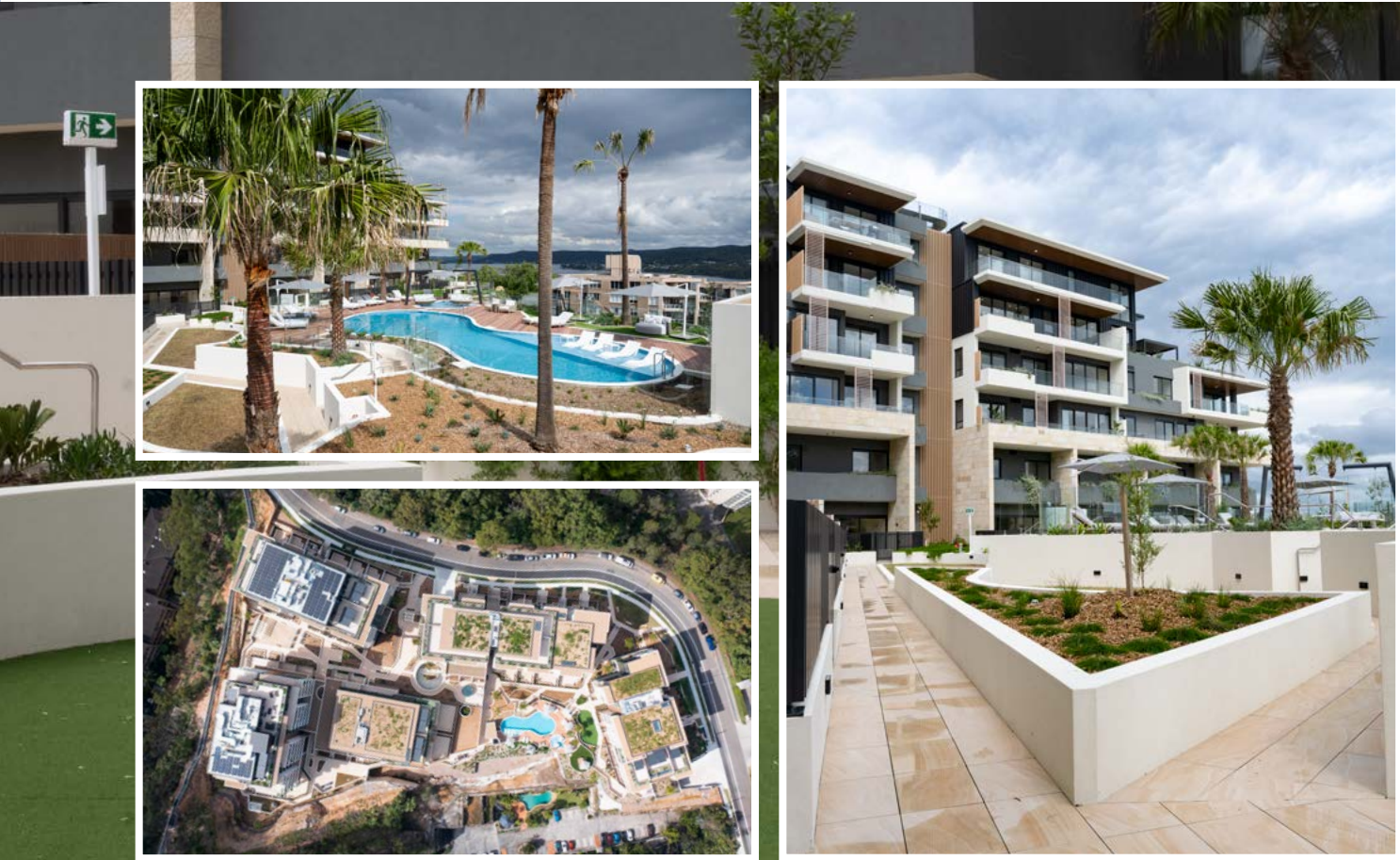


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Below Stone Will Landscaping delivered sustainable, luxurious outdoor spaces with native plants, precision terracing, and architectural harmony.



CRAFTING TRANQUILITY AND THE ART OF LANDSCAPING

Stone Will Landscaping has once again raised the bar in luxury landscape construction with their stunning work at the prestigious Rumbalara Residences. Responsible for the entire outdoor transformation, the team brought to life a seamless integration of natural beauty, high-end materials, and practical innovation across the multi-residential development.

“Our scope included everything from softscaping and hardscaping to premium turfing, custom sports surfaces, and bespoke planters,” said David Black, Director of Stone Will. “Every outdoor space—communal gardens, terraces, pathways—was designed to reflect the same level of sophistication as the interiors.”

In line with the project’s vision of creating a tranquil retreat, Stone Will worked in close collaboration with architects and developers to hand-select climate-resilient, native plant species and elegant finishes that harmonised with the natural surroundings. “We paid attention to every detail—from textures and colours to materials—ensuring that the landscaping complemented the architectural vision,” David added.

However, the project wasn’t without its challenges. “The site presented steep gradients, variable soil conditions, and limited access points,”

David explained. To overcome these, the team employed advanced erosion control methods, precision terracing, and a well-coordinated logistics strategy to ensure efficient and safe material delivery and installation.

Sustainability was another cornerstone of the project. “We incorporated drought-tolerant plants, water-efficient irrigation systems, and used locally sourced materials,” said David. “This not only reduced the environmental impact but also ensures a low-maintenance, thriving landscape long term.”

The Rumbalara Residences project is a showcase of Stone Will Landscaping’s signature approach—precision, collaboration, and innovation. With an unwavering commitment to excellence and sustainability, the team has delivered an outdoor environment that’s as functional as it is breathtaking, elevating luxury living in one of Australia’s most picturesque locations.

For more information contact Stone Will Landscaping, Unit 6, 19 Boden Road, Seven Hills NSW 2147, phone 02 9862 8448, email info@stonewill.com.au, website www.stonewill.com.au