

# NUE GUNGAHLIN





# SOLVING THE URBAN DENSITY CHALLENGE WITH HUMAN CENTRED DESIGN

**MAIN CONSTRUCTION COMPANY :** Core Developments  
**ARCHITECT :** judd.STUDIO  
**STRUCTURAL ENGINEER :** Sellick Consultants  
**SURVEYOR :** Longergan Surveying  
**PROJECT VALUE :** \$120 million  
**PHOTOGRAPHER :** David Castro

Nue Gungahlin is a considered response to the challenges of urban density—demonstrating how thoughtful, human-centred design can deliver livability at scale. This mixed-use precinct blends residential, commercial, and space to create a connected lifestyle community. Offering a diverse range of apartments and amenity-rich design, including rooftop gardens, coworking zones, and EV-ready infrastructure, Nue prioritises wellbeing, flexibility, and sustainability.

**Core Development has redefined modern urban living in the ACT with the delivery of Nue Gungahlin.**

Known for their strong commitment to architectural excellence, sustainable building practices, and community-focused design, Core Development continues to shape the built environment with projects that deliver long-term value and aesthetic impact.

Located just 400m from the Gungahlin Town Centre, Nue is more than just an apartment complex, it's a visionary mixed-use development that blends residential comfort with vibrant community life.

The project offers a mix of studio, one, two, and three-bedroom apartments, 87 two and three-bedroom town houses along with a range of on-site amenities, retail offerings, and public spaces, all thoughtfully designed to create a lifestyle destination that is both elevated and accessible.

For Core Development, the project reflects a clear response to growing demand for high-quality, walkable urban living environments in Canberra's north. "With Nue, we wanted to create a development that offered more than just a place to live. It needed to be a place people could genuinely feel part of—a home, a community, and a destination," said Ryan Cappello, Director.

Architecturally striking, the development features clean lines, expansive glazing, and landscaped communal zones that maximise both visual appeal and functional livability. Each apartment has been designed to capture natural light, with layouts that optimise space and connection to the outdoors.

Key features include a entertaining terrace, resident lounge, coworking spaces, and secure bicycle storage, all of which cater to the evolving expectations of modern buyers and renters. Ground-floor commercial tenancies further activate the precinct, creating opportunities for boutique retail, cafes, or health and wellness offerings.

Sustainability has been a central pillar of Core Development's approach throughout the Nue project. The building incorporates energy-efficient fixtures, water-saving measures, and environmentally conscious materials that support long-term sustainability goals. The inclusion of solar panels underscores Core's commitment to future-proofing their developments.

Residents also benefit from smart technology integrations, including secure access systems, high-speed internet infrastructure, and future-ready power and communications setups. These features align with Core's ethos of not only meeting current market expectations but exceeding them.



Gungahlin has emerged as a dynamic growth corridor in Canberra, and Nue places residents at the centre of this transformation. The development's proximity to transport links, major retail outlets, restaurants, parks, and schools ensures maximum convenience for a diverse resident demographic—from young professionals and downsizers to first-home buyers and families.

Moreover, the light rail connection to the Canberra CBD provides residents with a seamless commute, further enhancing the value proposition of living at Nue Gungahlin.

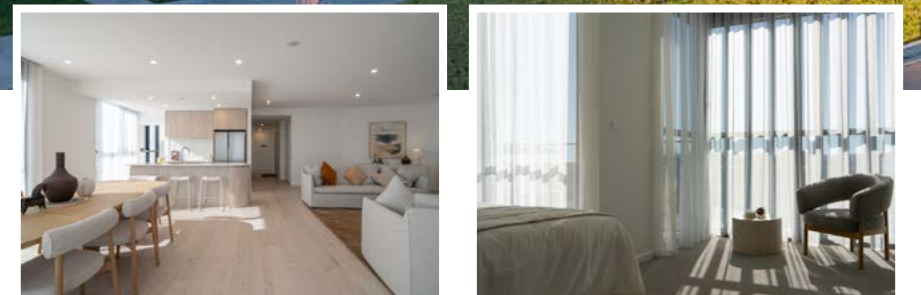
The success of Nue Gungahlin adds another milestone to Core Development's growing portfolio of transformative projects. With a focus on creating places where people want to live, work, and connect, Core has earned

a reputation as one of Canberra's most forward-thinking developers.

"We take pride in delivering more than buildings—we deliver experiences, communities, and long-term value," said Capello. "Nue Gungahlin exemplifies our commitment to design-led thinking, meticulous project delivery, and putting people at the heart of everything we do."

As Canberra continues to grow, developments like Nue Gungahlin demonstrate how thoughtful planning, quality design, and developer integrity can converge to create places that truly stand the test of time.

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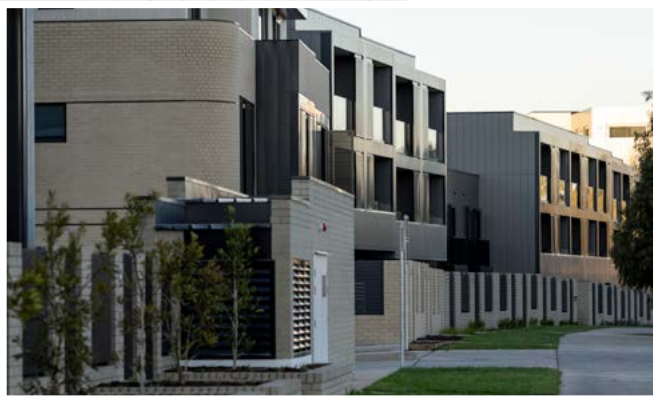
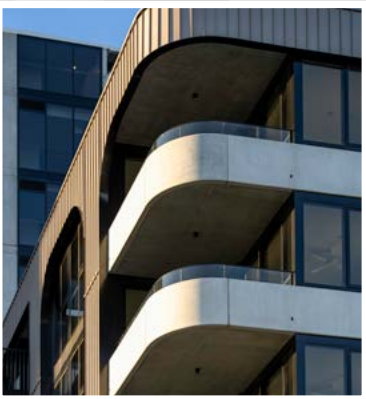
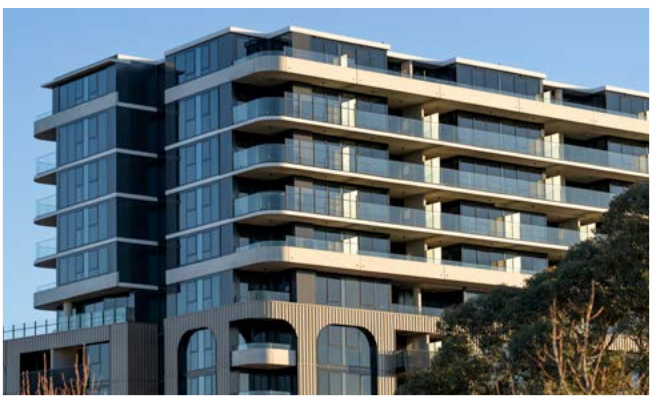




**Below** Luxury Painting delivered high-end internal and external finishes for NUE Gungahlin, overcoming access and design challenges.



**Below** Complete Frame & Truss delivered innovative TRUECORE® steel framing solutions for NUE Gungahlin using advanced digital modelling.



# SURFACE MATTERS: HIGH-END PAINTING MEETS ARCHITECTURAL VISION

**Luxury Painting, a leading name in high-end residential and commercial painting, played a vital role in the delivery of Core Development’s NUE Gungahlin project.**

With over 20 years of experience and a reputation for impeccable finishes, the company was responsible for both the internal and external painting across this large-scale residential complex.

“Our scope covered all painting and surface finishes, inside and out,” explained Rick Halsey, Director of Luxury Painting. “We worked closely with Core Development from the outset to ensure an efficient start that would allow us to deliver the quality we’re known for. Having a large, flexible team meant we could ramp up manpower when needed to stay on track without sacrificing attention to detail.”

The architectural design of NUE Gungahlin introduced several unique challenges, including roll-on texture finishes to the slab edges on each floor. “We used Dulux premium products throughout—something we use across our top-tier projects,” said Rick. “Specialised coatings were applied to textured slab edges to visually break up the levels and create a dynamic aesthetic.”

Working across multiple levels, the team had to adapt their approach depending on access restrictions due to ongoing crane and pump use. “We made sure to return to those areas later and tie them in seamlessly,” Rick noted. “It’s all about timing and flexibility.”

Luxury Painting was also tasked with ensuring that NDIS-compliant and government housing units met regulatory standards while maintaining the same level of finish as all other apartments. “It’s a different build style, but the same expectations,” Rick said.

To protect their work and ensure a display-home standard, Luxury Painting held off on applying final coats until all other trades were finished. “That way, the finish is pristine—and if touch-ups are needed, they’re almost invisible,” Rick added.

*For more information contact **Luxury Painting**, phone 0421 577 115, website [www.luxurypainting.com.au](http://www.luxurypainting.com.au)*

# COMPLETE FRAME & TRUSS REDEFINES STRUCTURAL FRAMING WITH TRUECORE® STEEL

**Complete Frame & Truss has delivered cutting-edge light gauge steel (LGS) framing solutions for the landmark NUE Gungahlin residential development in the ACT.**

“Our scope involved supplying BlueScope’s TRUECORE® steel framing for 87, 3-storey townhouses with basement garaging below, 24 two-storey loft apartments, and the top-level frames and trusses for the cold shell structure,” explains Cameron Mabey, Business Development Manager at Complete Frame & Truss. “Every element, from frames and joists to roof framing, was modelled and manufactured in-house using TRUECORE® steel, ensuring both structural integrity and design flexibility.”

Faced with unique structural requirements, the team collaborated with design engineers to develop a solution that eliminated the need for structural steel. By using innovative bracing frames and portals fabricated entirely from LGS, Complete Frame & Truss delivered an efficient, cost-effective outcome without compromising on strength or stability.

“This was the biggest undertaking for our company to date,” Cameron added. “The build sequence was layered by row instead of traditional

block completion. That meant being incredibly agile with our delivery schedule and working closely with Core Development and other trades to align with broader programme demands.”

Complete Frame & Truss leveraged advanced 3D modelling software to visualise the entire structural framework in advance. “We could detect and resolve service clashes before materials even arrived on-site,” says Cameron. “The software allowed installers to access detailed visuals via their phones, which streamlined sequencing and accelerated installation timelines.”

The design modelling also ensured solar panel loads could be accurately transferred through the structure, enhancing both energy efficiency and sustainability outcomes across the site. The technology was vital in achieving clarity, accuracy, and overall site productivity. “This project really reflects our values—collaborative, forward-thinking, and driven to deliver exceptional structural outcomes,” Cameron said.

*For more information contact **Complete Frame & Truss**, phone 1300 386 082, email [frame@completeframetruss.com.au](mailto:frame@completeframetruss.com.au), website [www.completeframetruss.com.au](http://www.completeframetruss.com.au)*





**Below** JAG Pumping and JAG Commercial Concreting delivered full-scope concrete works at Nue Gungahlin, overcoming complex site and scale challenges.



## CONCRETE ON DEMAND: JAG PUMPING DELIVERS ON SCALE AND SPEED

As the head concrete contractor on the landmark Nue Gungahlin development, JAG Pumping, along with their sister company JAG Commercial Concreting, shaped the project from the ground up. Led by Director Glenn Kennedy, the JAG team placed all concrete slabs throughout the structure and executed the hard landscaping across the site.

“This was one of the bigger projects we’ve done,” says Glenn. “We placed everything: every slab, every external pour; and brought the whole building out of the ground.”

Despite the challenges presented by the project’s height and scale, JAG’s crew demonstrated why they’re leaders in large-scale residential concrete placement.

“We weren’t allowed to park around the back due to site conditions and weather. Mud made truck access impossible,” explains Glenn. “So we did everything from the street using a 58m pump, a 2m whip line, and a spider boom. That combination allowed us to avoid tower booms early on, which saved the builder on cost, materials, and time.”

A standout moment in the project was the massive transfer slab

which involved 700m<sup>3</sup> of concrete pumped and poured before 11am. “They needed it fast because of the thickness of the deck. We used two large mobile pumps to get it done efficiently,” Glenn says.

For the top floor, the team poured 1700m<sup>2</sup> of post-tension mix, on both towers, simultaneously. “There were no control joints in the roof slab, so we had to pour it all in one go. One tower used a mobile pump, the other a city pump, which was run on two separate static lines. We started in the centre and poured out with two separate crews,” explained Glenn.

At Nue Gungahlin, JAG Pumping once again proved why they’re trusted on Canberra’s most complex builds, delivering a virtually defect-free result through smart problem-solving, unwavering reliability, and meticulous attention to detail on even the largest pours.

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