

# A NEW GEM

DEVELOPER : POD Project Group  
MAIN CONSTRUCTION COMPANY : Core Building Group  
ARCHITECT : Stewart Architecture  
STRUCTURAL ENGINEER : Indesco  
CONSTRUCTION VALUE : \$44 million



Jade Gungahlin is a stunning 168 unit development with a mixture of two and three bedroom apartments and six penthouses, with unmatched floorplans and house sized kitchens. The project includes a 20m pool, gym, rooftop alfresco dining area with landscaping, six ground floor commercial tenancies and carparking.

**Jade Gungahlin is a new residential development situated on a prime location in the heart of Gungahlin Town Centre.**

Offering stunning views of adjacent Yerrabi Pond and surrounding mountains, Jade Gungahlin is set to become a new local landmark in a rapidly growing precinct.

The 14-storey building features a mix of 168 premium residences ranging from compact apartments to spacious penthouses, a landscaped communal rooftop garden and a gym and swimming pool on the Level 2 podium. The development also includes three basement carparking levels and six commercial tenancies on the ground floor.

Construction started in October 2018 under a design and construct contract by Core Building Group, a leading construction and development company based in Canberra.

Excavation works posed an early challenge to the project. “The substructure works were quite complex,” said Stuart Christian, Senior Project Manager. “The works involved excavating a substantial amount of very hard rock and underpinning the neighbouring building.”

As with many projects, COVID-19 also needed careful management. “We were quite fortunate in Canberra to avoid the worst impacts, but we still needed to manage hygiene and distancing onsite,” Stuart said. “We also moved to source all of our critical items in advance where necessary and possible, to avoid supply chain impacts to the programme.”

Careful planning was also required to mitigate the impact of winter weather on the construction programme. “Due to the proximity of the neighbouring building we used a luffing crane which is susceptible to wind impact,” said Stuart. “We managed to keep on track and now we’re getting ready for building occupancy.”

As the building neared completion, a lot of interest was seen from the public with strong off-plan sales to mainly owner-occupiers. “We’re very happy with the result and have

received very good feedback from both buyers and our industry peers,” said Stuart.

“We were lucky to have a client with a lot of faith in us and using a collaborative approach with our team of subcontractors helped us achieve a good result, from a quality and finish point of view.”

The high standard of finishes is evident in the end result, particularly in the complex elements of the building including curved balustrading systems and precast panels and the curving curtain walls on the penthouse floors. “We worked hard to get the joints and angles right,” Stuart said. “Lining everything up took care and precision.”

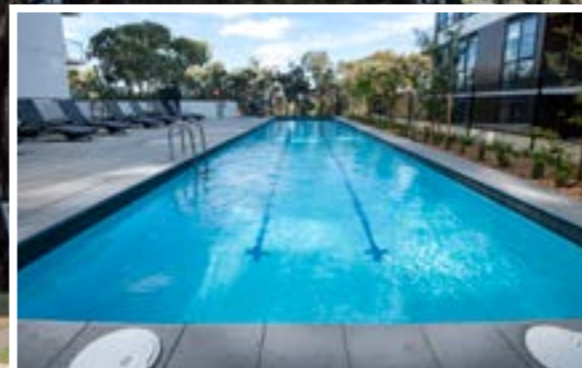
Many of the subcontractors involved in the project had worked on the previous Ruby Apartments project built by Core Building Group for the same client. This team continuity helped all parties form a good relationship onsite, collaborating to overcome the project challenges.

Since being founded in 2011, Core Developments have grown from a small construction company into a diverse full scale development business specialising in residential and commercial projects in Canberra and the surrounding region. They have built a strong reputation as reliable developers who care about the big picture while maintaining a focus on the small details.

One key aspect of Core Developments’ philosophy is respect. Their belief in fostering a spirit of trust within the project team was reflected in the proactive and supportive relationship between the subcontractors onsite.

Safety is also a big priority for Core Developments. They have processes in place to ensure that projects are delivered in a safe, efficient and environmentally responsible manner.

*For more information contact Core Developments, 3/57 Dacre Street, Mitchell ACT 2911, phone 02 6108 4918, email [info@coredev.com.au](mailto:info@coredev.com.au), website [www.coredev.com.au](http://www.coredev.com.au)*



**Below** Corrib Formwork were responsible for the supply and installation of the formwork to the suspended decks.

**Below** EcoACT Doors and Hardware provided 300 fire rated doors, steel frames and hardware to Jade Gungahlin.



**Corrib Formwork supplied and installed formwork to all the suspended decks of Jade Gungahlin as well as concrete walls, stairs, columns and other elements.**

“We used a combination of conventional formwork for basement levels and a German designed formwork system – Hünnebeck which was distributed by US company Dayton Superior,” said Peter Frazer, Director.

Jade Gungahlin is the biggest project undertaken by Corrib Formwork to date. Despite challenges such as COVID-19 and pollution from bushfires the project has been a success. A key element of the project’s success was the strong relationship with the main contractor, Core. “We have a great relationship with Core having worked with them before,” said Peter. “They are professional to deal with which makes our job easier and they are a pleasure to work with.”

“It’s great to see the building near completion. A very high standard of finish has been achieved even compared to others in the area.”

With many years experience in the Australian Capital Territory and New South Wales backed up by the director’s decades of

international construction industry experience, Corrib Formwork has built a highly valued reputation for quality, reliability and safe work practices.

Corrib Formwork believe in investing in people. “We have a very close knit team,” said Peter. “Many of our people were once my apprentices and have since joined the business. We are very interested in training people and giving them the opportunity to grow.”

The company has recently completed projects for builders such as PBS Building, Monarch Building Solutions, Richard Crookes Constructions, Core Developments and Binutti Constructions. With over 70 experienced formworkers and other specialists, Corrib Formwork can deliver successful outcomes on projects of all sizes.

*For more information contact Corrib Formwork, Suite 12, 2-10 Oatley Court, Belconnen ACT 2617, phone 02 6253 1011, email [management@corribform.com](mailto:management@corribform.com)*

**EcoACT Doors and Hardware supplied and installed approximately 300 fire rated solid core doors and accompanying steel frames and hardware throughout Jade Gungahlin including common areas and apartment entrances.** All doors were fire rated to either one or two hours as required by the project’s fire strategy.

The scale of the project did not present any issues for EcoACT and the company was capable of achieving the high standards of quality required by the project team.

“The project was made more difficult due to COVID-19 but the site was managed well so we avoided any major problems,” said Lennart Moller, Director. “There was a good mix of trades onsite that we worked well with. That degree of trust really makes a difference in how smoothly the project runs.”

The good working relationship between EcoACT and the main contractor, Core, contributed to the success of the project. “We’ve always worked well with Core,” said Lennart. “They have a good team who care about the end product and are very easy to approach. Their commitment to quality really shows.”

Established in 2000, EcoACT is an established supplier of doors and door hardware to the Australian Capital Territory and surrounding regions of New South Wales. With a specialist focus on multi-unit residential and commercial projects, Ecoact has developed a strong local reputation and grown to a team of six experienced tradespeople.

Through their partnerships with door and frame fabricators and hardware suppliers Ecoact offers a one-stop-shop, making the logistics of procuring door elements more efficient and stress free. “On all our projects we work with clients to solve any issues they have,” said Lennart. “It’s our job to make those problems disappear!”

*For more information contact EcoACT Doors and Hardware, phone (Lennart) 0416 116 686, email [ecoact@outlook.com](mailto:ecoact@outlook.com)*

Below One Star Group completed the internal painting to all 167 units and the exterior of Jade Gungahlin.



Below CPM Industries supplied and installed 4,000m<sup>2</sup> of external cladding panels to the 14-level tower.



One Star Group is a leading commercial painting contractor delivering a full range of painting services to high density commercial and residential projects. Serving Canberra and regional New South Wales since 2013, they have built a strong local reputation based on service, quality and value.

For Jade Gungahlin, One Star Group completed internal painting to all 167 units and common areas as well as external painting of the façade including texture coating to concrete balcony soffits. Dulux products were used throughout the project. The company is an accredited installer for Dulux and other leading Australian paint brands.

The works were completed during a Canberra winter with characteristic inclement weather and strong winds. Together with the tight programme this created some challenges onsite. “We carefully planned the work to avoid the worst of the weather impacts,” said Director, Steve Cho. “For example, we positioned our teams based on the prevailing wind direction so we could continue working on the windiest days.”

With 35 employees, One Star Group were also able to increase the size of their workforce to meet the timescale. “At Jade we started with 10

painters which increased to about 20 at peak with four crews running at the same time,” said Steve.

“We work with many major local and national builders,” Steve added. “We know what our clients want and we cooperate with them to achieve their goal.”

Recently completed projects by One Star Group include landmark apartment developments such as Sapphire at Kingston and Brax in Braddon. They have experience on a wide range of project types including schools and universities, police stations, childcare, aged care and pedestrian infrastructure.

One Star Group’s experience, coupled with their willingness to learn and collaborate with clients, makes them a natural choice for projects large or small.

*For more information contact One Star Group, U4/62 Dacre Street, Mitchell ACT 2911, phone 02 6262 0408, email info@onestargroup.com.au, website www.onestargroup.com.au*

CPM Industries supplied and installed 4,000m<sup>2</sup> of external cladding panels to the Jade Gungahlin development including Exotech compressed fibre cement sheets from James Hardie and Stryüm aluminium rainscreen cladding from Fairview Architectural.

“We’ve used these panels many times before so the job was nothing unusual,” said Jay Carrick, Director. “Cladding for high rise residential projects is a major focus for us.”

For such a prestigious development high quality finishes were required and CPM Industries were able to deliver. “Quality is what sets us apart,” said Jay. “We have a keen eye for detail and we always do the best job we can to ensure everyone is happy with the end result.”

This collaborative spirit was reflected in the positive atmosphere on site. “All the trades worked really well together,” Jay said. “Everybody shared their ideas to get the best result.”

Construction of the project was not always straightforward. Inclement winter weather posed a major challenge. “The weather made the panel installation quite difficult but we overcame that challenge,” Jay said.

“We pride ourselves on never missing a deadline and all the boys worked hard to get the job over the line on time.”

CPM Industries have a strong relationship with Core having also worked on their Ruby project in Gungahlin. They have also started work under a design and build contract on the upcoming Mulberry development on Canberra’s Northbourne Avenue which will incorporate 14,000m<sup>2</sup> of cladding.

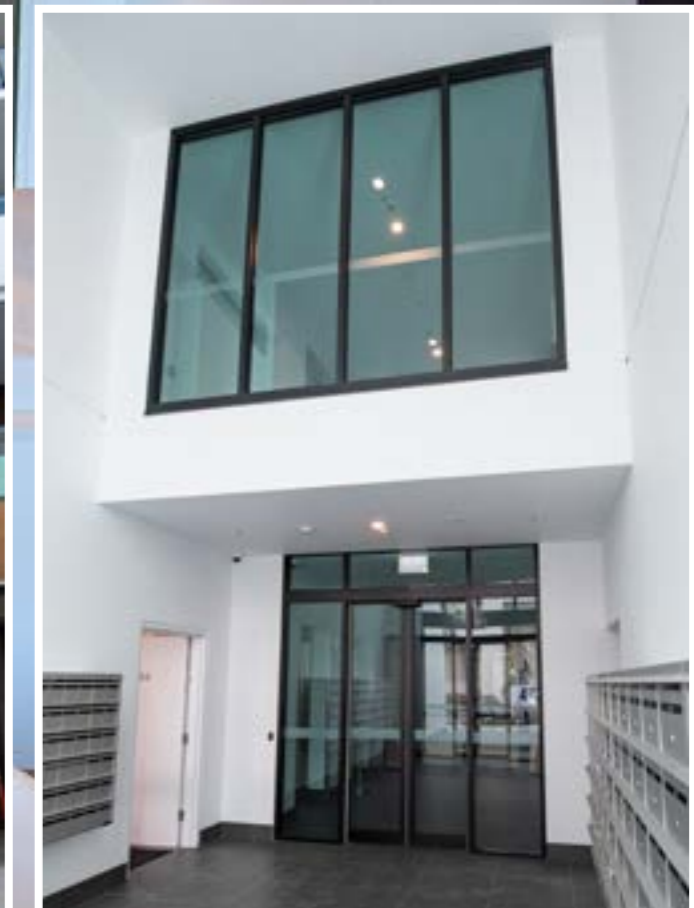
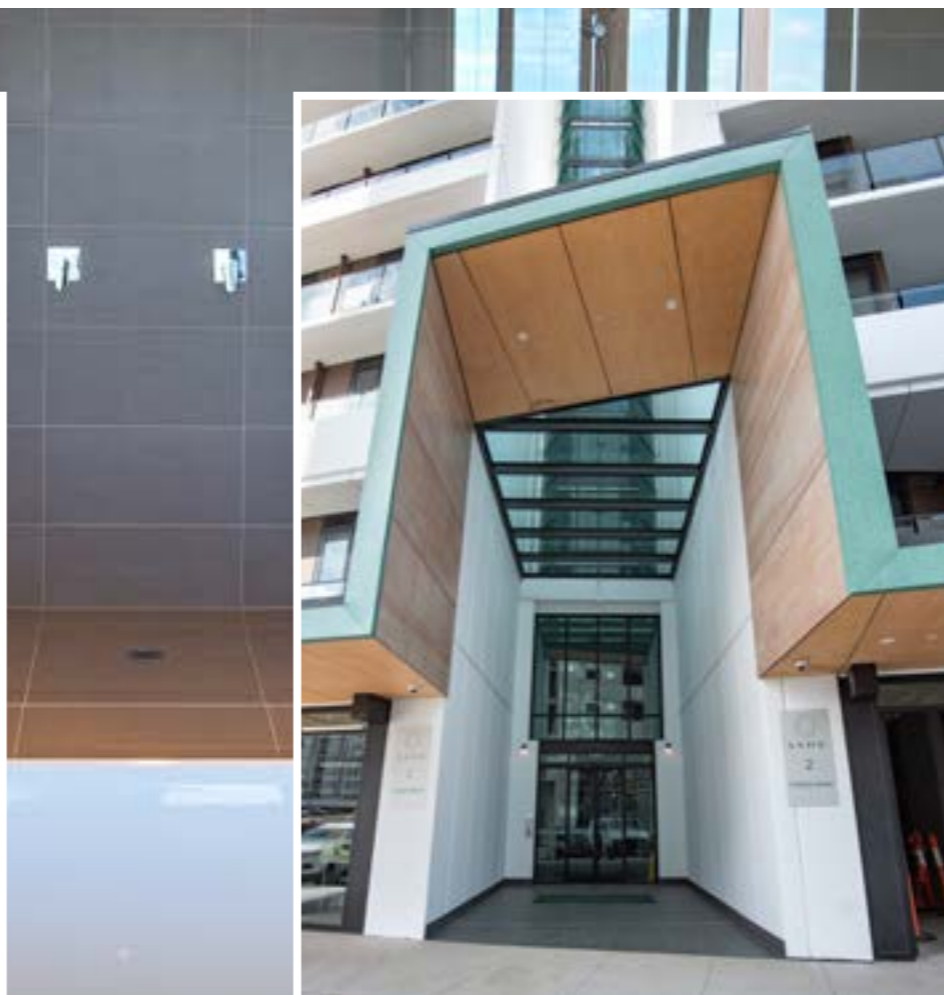
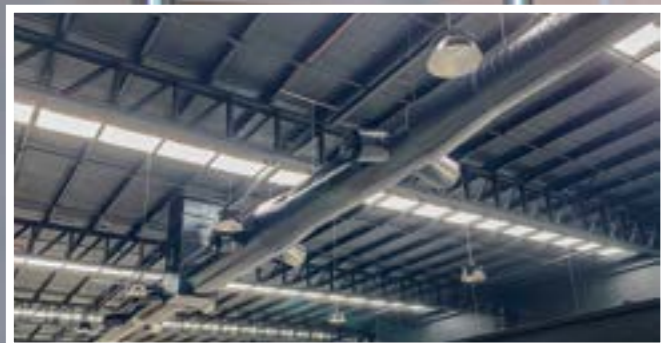
In addition to cladding, CPM Industries provides a range of other services from framing to fitout, kitchens, windows and more. Whatever the service, CPM Industries goes the extra mile to make the client’s experience as stress free and easy as possible.

*For more information contact CPM Industries, phone 0432 803 151, email jay@cpmindustries.com.au*

Below Icon Mechanical Services supplied and installed the air conditioning system throughout the project.



Below Serafin Glazing and Aluminium assisted with the glass requirement and engineering for Jade Gungahlin.



**Jade Gungahlin features premium fittings and fixtures throughout, including Fujitsu wall hung split air conditioning units throughout all apartments.** The apartment air conditioning was designed and installed by Icon Mechanical Services, a specialist subcontractor who also provided air conditioning and extract systems for the basement carparking.

Icon Mechanical Services had a prior relationship with Core Developments having worked on the adjacent Ruby project. “Jade went very well for us,” said Josh Day, Construction Manager. “We faced the odd small challenges but overall it was good, largely thanks to the way the project was structured and the good relationship with Core and the other subcontractors.”

Icon Mechanical Services, (originally established for over 15 years as Icon Air) pride themselves on versatility, problem solving and a can-do attitude. They always try to think outside the box to achieve innovative solutions for their clients.

The company delivers design, supply and installation services for a diverse range of projects with a strong specialisation in commercial developments in addition to a growing residential portfolio.

Icon Mechanical Services has long relationships with Daikin, Mitsubishi, Fujitsu and other key suppliers. They also have substantial fabrication capacity at their headquarters in Fyshwick, Canberra and with 99% of ductwork fabricated in house they boast the quickest turnaround times possible.

In addition, Canberra Icon Mechanical Services also serves regional New South Wales having delivered projects as far afield as Sydney, Wagga Wagga and Albury. They are currently working with Core Developments on the upcoming Ohana Apartments in Batemans Bay.

Icon Mechanical Services are evolving for the future with a recent change in ownership bringing a new face to the business while retaining the established expertise and capability that has built the company’s reputation. With capable hands and a fresh outlook, the future is bright at Icon.

**For more information contact Icon Mechanical Services,** Unit 1/4 Lyell Street, Fyshwick ACT 2609, phone 02 6260 1666, email [admin@iconmech.com.au](mailto:admin@iconmech.com.au)

**All the apartments of Jade Gungahlin are accessed via a main lobby.** As you enter the foyer you walk through a secure and well presented overhead glazed roof foyer then enter through aluminum framed sliding entry doors. The doors are automated to enable seamless access for residents during daytime hours, with secure card reader access at other times. The doors were supplied and installed by specialist subcontractor Serafin Glazing and Aluminium.

With a strong reputation for supplying quality products to private and commercial customers in Canberra and surrounding areas, Serafin Glazing and Aluminium is proud to offer exceptional service and the best craftsmanship.

Managing Director, Paul Serafin brings over 30 years industry experience to the company. With a capable and committed team Serafin Glazing and Aluminium works with builders to achieve a common goal of getting the job done correctly the first time, on time and on budget.

The installation process for the doors at Jade Gungahlin was smooth. “We have a great relationship with Core building group having worked with them before on the Ruby Apartments,”

said Paul. “They are a competent builder. Their sites and amenities are always well organised, and everything was ready for us to carry out the work required.”

“We always try to make the process as simple as possible for the client,” said Paul. “We can advise and assist in the correct products and their use. We always try to offer and deliver what the client requires.”

In addition to glazed windows and doors, Serafin Glazing and Aluminium specialise in glass façades and balustrading as well as internal fitout elements such as glazed partitions. They can also provide supply and installation of custom specialised safety glass.

**For more information contact Serafin Glazing and Aluminium,** 46 Watson Place, Carwoola NSW 2620, phone 02 6299 4246, mobile 0455 345 555, email [sgaserafin@gmail.com](mailto:sgaserafin@gmail.com)