



Airlie Summit

Airlie Summit is a land subdivision at Airlie Beach in North Queensland, on the Whitsunday coast where the ridge line behind the town looks north over the islands. The development creates 150 land lots and seven superlots across the site. The superlots are the large sites intended for apartment or resort buildings, and the balance are residential lots released to a staged programme. The constraint on a coastal subdivision is the terrain and the approval sequence. Steep land requires cut and fill, retaining walls and stormwater design that follows the slope, and every lot has to be created with a building envelope, access and services before it can be titled and sold. The staging has to match the market rather than the earthworks programme. The superlots were held for a later stage, so the civil works had to be designed to serve buildings that were not yet documented. Baracon's role was sales and marketing and project superintendent. The appointment paired the release strategy, pricing and campaign with the superintendent's oversight of the civil contractor, the certification of progress and the handover of titled lots. Airlie Summit was valued at \$50 million and is the largest land subdivision in Baracon's Queensland work. It sits alongside the Hervey Bay and Mission Beach projects, where the same combination of civil delivery and staged release was applied.

PROJECT LOCATION

Airlie Beach, QLD

STATUS

Completed

BARACON'S ROLE

Sales & Marketing and Project Superintendent