

The O'Neill Group

Airlie Beach Hotel redevelopment

The O'Neil Group saw great potential in the Airlie Beach Hotel, located in the evolving tourist destination of Airlie Beach, North Queensland.

The pretty coastal village of Airlie Beach is an attractive destination and serves as the ideal launching pad to explore the majestic Whitsunday Islands, untouched natural forests and the idyllic Great Barrier Reef. In the heart of Airlie Beach, the hotel is in a prime location, at the hub of the esplanade.

 Airlie Beach, Queensland

 Design and construction

Project scope

The O'Neil Group contracted Wiley for the transformation of a tired and traditional beachfront property, into a four-star venue.

Wiley delivered an elegant venue featuring:

- 8,819m² accommodation comprised of 80 high quality apartments and hotel suites
- Reception facilities
- Retail shops, café bars and restaurants
- A swimming pool, lifts, secure parking and guest's laundry

Project challenges:

- Devising a viable redevelopment solution for the client, who had been unsuccessful in previous attempts to redevelop the hotel.
- Accommodating environmental requirements for sympathetic use of the unique foreshore site, maintenance of the town's village atmosphere and height restrictions on the building.
- Collaborating with the client, local authorities and residents; revising the design to allay community objections to the proposed height of the building.
- Designing quality rooms to achieve the client's target for room tariffs
- Constructing the project with a limited workforce and on a tight budget
- Working to a short project schedule, with completion before a high season opening
- Applying strict project management processes to minimise the effect of days lost, due to inclement weather

Business value to client

The project was completed in time for a high season opening and under budget, with 3% of the total project cost saved.

The refurbishment allowed 22,000 more tourists to stay on the mainland each year, benefiting local and regional economies.

Partners and consultants

Abbey Aluminium | EBSA | Veolia | SEED (Sustainability by Engineering, Engineering by Design)



Cost savings



Commercial kitchens



Time management



Multi-purpose

