

Mondrian Gold Coast

Fraser & Partners, Studio Carter and Alexander &CO

Location Gold Coast, Australia
Words Vaishnavi Nayel Talawadekar **Photography** Content Lion, Justin Nicholas and Alicia Taylor **Styling** Claire Delmar



Beachside locales are often characterised by a free-spirited charm and laid-back energy, but Mondrian Gold Coast, Australia's first luxury lifestyle property by Mondrian Hotels, elegantly breaks the mould with its elevated coastal flair. Situated in the chic enclave of Burleigh Heads, the 24-storey hotel comprises studios, suites, private beach houses, a sky house, a bio-wellness spa, event spaces and two podium restaurants.

The architecture was helmed by Melbourne-based Fraser & Partners, while the interior design was divided between Studio Carter – a California practice that previously worked on the Mondrian Singapore Duxton – and Sydney's Alexander &CO. The Barrett Group was entrusted with the fit-out and construction of the two restaurants.

Fraser & Partners took the lead in liaising with collaborators. "From navigating council approvals to orchestrating builders, consultants and designers, we ensured the project unfolded in a way that was both bold and highly considered," says Jarryd Pearson, associate director at Fraser & Partners.

When the hotel owner, Vitale Property Group, approached the firm to create a world-class facility, the brief was clear: "They wanted a place that wouldn't just function as a high-value property investment, but one that lives and breathes – engaging with its surroundings, evolving with its community and ultimately becoming a loved landmark," says Pearson. To offer guests both engagement and retreat, the practice introduced the idea of a podium – a threshold fashioned like



a natural sea-sculpted form that demarcates the restaurants and wellness spaces below from the residential experiences above.

The goal was to create not just an escape but something that embodied the ocean setting. Robbyn Carter, founder and director of Studio Carter, puts it simply: “Our concept – formed by the sea, sculpted by the wind – reflects Burleigh’s natural rhythm.” The studio was tasked with designing both the guestrooms and event spaces, mining cues from the landscape and adopting an approach of ‘stylised nature’ – its way of regarding the environment as art.

“Our concept captures Burleigh’s essence, from sculpted sand to surf culture. We sourced local materials and art to reflect the landscape and support the community, making the hotel feel like it belongs,” says Carter, whose background in sculpture allowed her to perceive each space as a balanced work of art. The verdant esplanade and the coastline guided material choices and textures; if the earthy, terracotta-toned entry holds a mirror to the land, the light-filled guestrooms embody the tranquillity of the sea, with pale tones and natural finishes. “We drew from Burleigh’s sunrises, sunsets, rocks and pines to shape a palette of earthy neutrals and terracotta tones.”

Alexander &CO took a similar approach to the interior design of the hotel’s culinary venues, LiTO and Haven, as well as the connecting pool deck and external venue areas, creating an aesthetic lexicon

that echoes the rooms and suites yet draws deeply from the locale. As founder and principal Jeremy Bull explains, the challenge lay in creating spaces that captured Burleigh’s soul – sunshine, surf and easy calm – while distinguishing it from the glamour of the Gold Coast and the bohemian spirit of Byron Bay and elevating it as a world-class destination.

The studio conceived the Italian restaurant LiTO as a seashell-inspired oasis, with high ceilings, dendriform columns, bone-toned concrete forms, Venetian plaster and aged terrazzo flooring – all framing a sweeping central bar, a larger-than-life open kitchen and a cafe corner overlooking the esplanade. Meanwhile, Haven, the third-floor seafood restaurant, was designed as a romantic European retreat, with soft vignettes, picture-postcard views and brass and leather furniture in shades of sage, tan, brown and burgundy.

Bull and his team – including designers Matthew Grand and Chris Taylor – complemented the Mediterranean leitmotifs with mid-century overlays, taking inspiration from the Mallorca home of Danish architect Jørn Utzon. “The narrative we hoped to achieve was like walking through an ancient oceanside salon, full of artefacts of something long forgotten,” says Bull.

Mondrian Gold Coast was created in the spirit of collaboration, its myriad creators working in tandem to create a landmark hotel that embraces its location in every way.



The Commercial Project



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