

# PILLAR+TIDE

THE CORNERSTONE TO LIFE  
Male Street and Black Street, Brighton



FORTIS+CARR







# Still+Life



Welcome to Pillar+Tide, sixteen contemporary residences where every facet of modern life intersects seamlessly. A place where past meets future, indoors meets outdoors, community meets intimacy, time meets timeless. All moments away from the buzz and flow of Church Street and the idyllic Brighton waterfront. Led by local developer Fortis, the design has been shaped by award-winning architects Carr to convey substance and quality with rhythmic façade elements, robust natural materials and an abundance of space reflective of Brighton's local architectural context.





# Close+Coveted with Charles

Director, Fortis

The Fortis story began last decade with myself and co-founders Patrick Keenan and Dan Gallen calling upon our collective expertise in law, finance, development and construction. We have since built a portfolio of more than \$120 million of successfully completed projects in some of Australia's most coveted suburbs, including South Yarra and Toorak in Melbourne and Rose Bay and Double Bay in Sydney. Just as the success of Fortis began by assembling the perfect team, the success of a project begins by acquiring the perfect site. This is precisely what we found in Brighton on the corner of Male and Black Streets. It provides the ideal canvas to create residences of timeless quality that will forever hold value for their owners. Fortis has rigorous criteria when it comes to selecting sites and Pillar+Tide meets them all. It has a high walkability score with rich local retail amenity, unique cafes and restaurants nearby, excellent transport connections and safe, tree-lined streets. It's a 100m flat walk to the Church Street shopping precinct, 200m to Middle Brighton Train Station and an easy stroll to the famous Brighton Beach and moorings. It's little surprise Brighton has seen continual growth of both median house and unit prices over the past 10 years. This will provide Pillar+Tide purchasers with tremendous confidence; a wonderful new home, combined with low risk and stable property prices in perpetuity.

“When the site for Pillar+Tide came across our desks, we were immediately excited. Sites like this are so rare. We could instantly identify we would create something very special here.”





The bustle of Church Street. The calm of the Port Phillip Bay foreshore. The iconic bathing boxes of Dendy Street Beach. The tranquillity of Middle Brighton Baths.

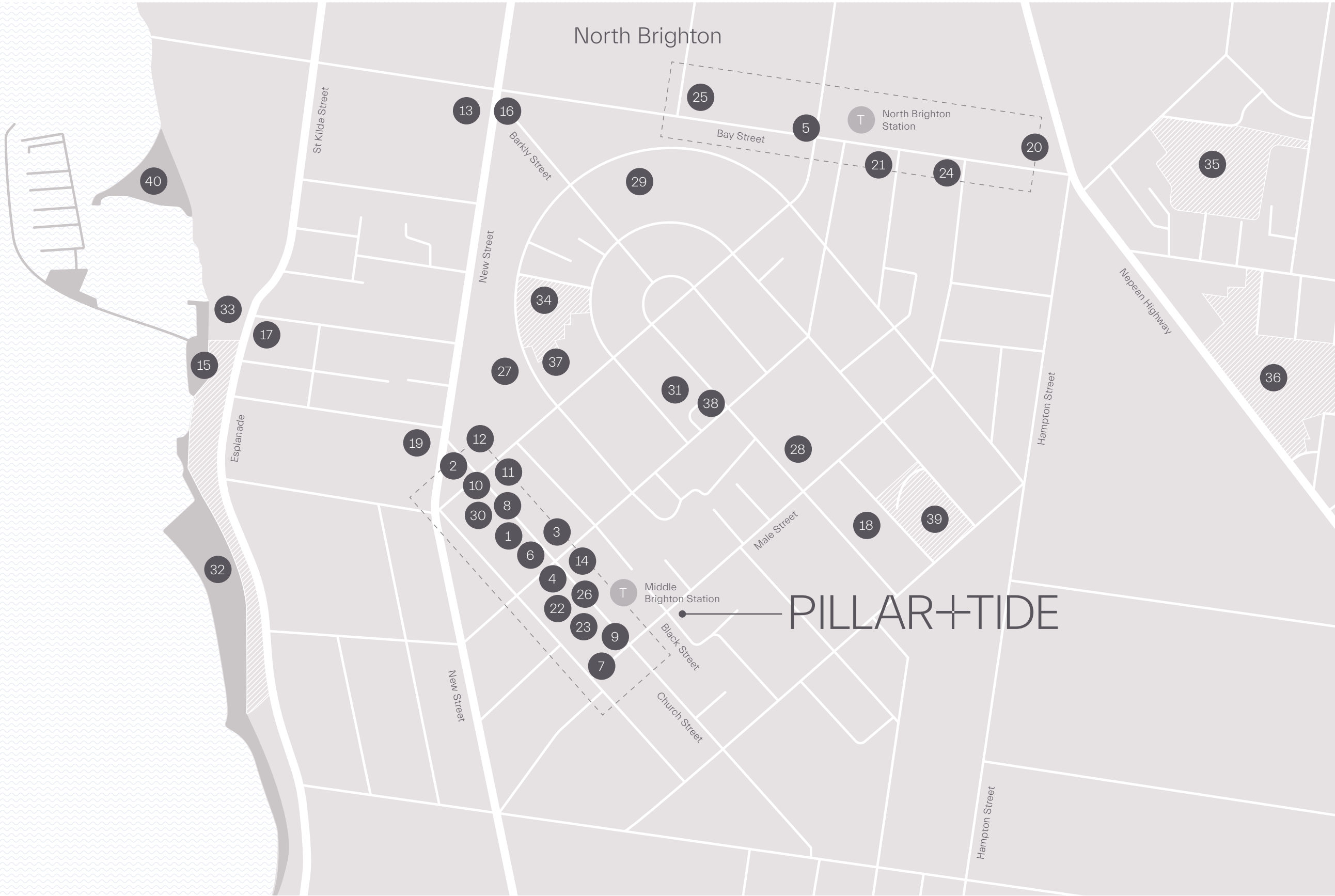
Brighton continues to be one of Melbourne’s most storied and sought-after suburbs, punctuated by beautiful gardens, tree-lined streets and historic architecture.





Whatever you need. Whenever you need it. Life at Pillar+Tide is surrounded by every imaginable amenity. *And then some.* Shopping, dining, recreation, transport, schools. It’s all just moments from your door. Waiting to be discovered and enjoyed.

Serviced by the Sandringham Rail Line, trams, bus services and the popular Bay Trail bicycle path, Brighton is one of Melbourne’s best-connected postcodes.



Retail			Cafe and Dining			Health and Wellness			Grocers			Education			Culture and Recreation		
1	Country Road		7	Half Moon		13	Cucina & Co		23	Woolworths		27	Brighton Grammar School		30	Palace Dendy Cinemas	
2	Lululemon		8	Botticelli Ristorante		14	Laurent Bakery		24	Coles		28	Brighton Primary School		31	Brighton Library	
3	Scanlan Theodore		9	White Rabbit Restaurant		15	The Baths Middle Brighton Restaurant		25	IGA		29	Firbank Grammar School		32	Brighton Beach	
4	Mecca Cosmetica		10	Woodfrog Bakery		16	Aromi		26	Vintage Cellars					33	Royal Brighton Yacht Club	
5	Bay Street Precinct		11	Pantry											34	Wilson Reserve	
6	Church Street Precinct		12	Brighton Schoolhouse											35	Landcox Park	
																36	Hurlingham Park
																37	Brighton Recreational Centre
																38	Bayside Arts and Cultural Centre
																39	William Street Reserve
																40	Dog Friendly Beach





# Raw+Robust with Chris

Managing Director, Carr

Carr was founded in 1971 by Sue Carr. Over the past five decades we've grown from a boutique interior design studio to encompass the full discipline of architecture from our practice based on Flinders Lane. Our guiding philosophy, and something we've certainly embraced with Pillar+Tide, is to elevate the human experience by seeking out connection and brave new ways of designing that pushes far beyond what is expected.

The core design inspiration for Pillar+Tide comes from the formal architectural of Brighton, both new and old. It's a part of Melbourne which we know very well. We've looked to create something truly reflective of the local, predominantly punched masonry architecture, while pioneering a new vernacular.

From the moment we first sat down with Charles and the Fortis team, we've been in unison about establishing a bold architectural language for Pillar+Tide. Equally important is achieving a level of flexibility that caters to the needs of future residents. This has seen us collaborate very closely with Fortis and the other project partners to interrogate and enhance the design at every level.

“Deep, shaded recesses and bladed columns are detailed with a filigreed metal plate detail, defining the punched masonry architecture. The slipping and offset form of the columns are intentionally playful, suggesting a building that is assured but contemporary, orderly and reminiscent of a known archetype but unexpected in its detail.”









6am

Dawn sirens call from Port Phillip Bay  
The silent glow of the horizon flows and flickers

Virgin sands stretch out in endless temptation  
Daring us to tread lighter than air itself

A new day's paths yet to be trodden  
Possibilities yet to be explored

Home soon beckons, but tomorrow awaits  
We shall meet again.

16+17









# Space+Sanctuary with Brett

Creative Director, Acre

Before Acre began in 2013, I had always been attracted to the design process and felt there was potential for a landscaping firm that was holistic in its design approach. Acre set out to create a studio where we could explore outcomes that were sympathetic to the site context, inspired by existing surrounds and connecting people to nature through their own private sanctuaries.

Everything Acre does is guided by the timeless ethos, form follows function. Stylistically we are known for monolithic and sometimes brutalist architectural elements, paired with a ‘painterly’ approach to planting. Plants play a vital role in softening designed spaces, deepening their sense of character and temporal flow through seasonality.

Pillar+Tide threads newly-designed landscapes through the surrounding site features, such as the beautiful existing Jacaranda and Elm trees along Male and Black Streets. The landscape reflects key elements and materials from the internal architecture, extending them outside. Featuring sunken gardens with informal seating areas, all plantings have been selected to be low maintenance, yet visually robust with a fullness that draws people outside.

“Pillar+Tide has a wonderfully unique plant palette. The focus is on foliage contrast and texture rather than a particular genus of plants. Think exotics mixed with natives and perennial colour splashed throughout the gardens. My personal favourite is the Kniphofia ‘Ice Queen’ with stunning flower heads that will peak through the softening native grasses.”









10am

Distant noises dissolve into mindful bliss  
An urban ritual unfolds, page by solitary page

Nature's softest textures mingle with sharpened texts  
Provocation and inspiration, entwined as one

The hours melt as opinions blur  
Paused only by the scent of freshly-brewed ristretto

Body relaxed, mind engaged  
Another chapter in life's daily journal.

24+25









# Form+Flow with Sue

Founder, Carr

At the heart of our interior vision for Pillar+Tide is a desire to draw the strength of the architectural form and materiality of the exterior through to the interiors. The carefully-curated relationship between inside and outside creates a seamless and highly refined interior palette, drawing reference to the off-centre external render and subtle black steelwork on the façade.

We've devoted a lot of time and energy to shape interiors that build purposefully on the architectural language of solid, monolithic stone forms balanced with fine architectural steel detailing. The design achieves this through the elegant use of texture, materiality and joinery detailing, creating a continuous architectural flow through each residence. Inside, proportion is elevated and details are strongly articulated, whether it's the fine datum lines that carve through the walls in steel, or the striking swathes of natural stone that bring a feeling of bold durability.

From the inviting communal spaces, to each individual residence, the Pillar+Tide interiors are carefully sequenced to welcome occupants and draw them deeper inside. The harmonious, layered joinery elements create a human-scaled experience that is very tactile.

While all Pillar+Tide residences feature the same design language and materiality, each is finished in a subtly different way creating a deep sense of individuality. No two are alike.

“The formality of the architecture was informed by the historic houses of Brighton. We added a playfulness to the contemporary composition by balancing robust forms against fine skeletal steel elements — an approach that we repeated in our interior design and detailing. Alongside this, each apartment captures the best natural light while deep recesses provide shade where needed, making for an intangible, relaxing interior quality.”









2pm

The afternoon’s palate, rumbling  
Relentlessly it yearns. Wait, or succumb?

The aroma of pastries, Danish  
Persistently it calls. Wait, or succumb?

The guilty lapse, irresistible  
Seductively it tempts. Wait, or succumb?

The empty plate, damning  
Loudly it speaks. Confess, or conceal?









# Elegant+Effortless with Avalon

Head of Design & Operations, Fortis

At Fortis, we are very hands on through the design process and consider numerous iterations of every floor plan, finish and detail.

Liveability is at the centre of everything we do. We imagine ourselves as a buyer, walking through the front door, making sure each touchpoint is carefully considered. It's about focusing on the intimate details and possibilities, like having Star Jasmine outside one window and knowing the fragrance will sweep through the home at different times of the year. We understand downsizers may want a study, so we extend floorboards through the third bedroom rather than carpet. We ensure living spaces are easily configured for casual entertaining, but can just as comfortably accommodate large family gatherings.

It's wonderful to watch as our purchasers experience their new home for the first time. It's one thing to look at a floor plan, but when there's a real physical space taking shape, that's an exciting moment because we really begin to imagine what it will be like to live there. People are often surprised at things like the amount of open living space, the abundance of natural light and just how much storage there is. That's always a key consideration of ours, knowing many purchasers are downsizing from large family homes and need space to keep important pieces and precious memories.

Pillar+Tide also has a very specific focus on low-maintenance, effortless living. Is the stone we're using going to stain? Are the thresholds and shadow lines high enough so a vacuum can fit underneath? There are so many elements we consider and we invest a lot of time to get the design details exactly right.

“Pillar+Tide is brimming with those small and personal touches that, collectively, have a big impact. Design features like discrete access to the full-size laundry and butler's pantry, as well as an abundance of storage with dedicated appliance benches and pull-out pantries.”













6pm

A fragrance of luscious citrus dances  
Delicately, with anonymous jazz

An immaculate table gazes out  
Expectantly, towards a still-empty room

A decade of memories slice the air  
Effortlessly, as conversations transcend

A glass is raised.  
*To us.*













# Detail+Delivery with Rotem

Director, Cobild

Cobild was founded in 1995 by my father, Coby. Over the past 26 years, we've established a strong reputation for delivering high-end residential projects. We're certainly not your typical builder. We take a lot of pride in thinking differently and behaving with a real mindfulness and sense of spirit rarely found in the construction industry these days.

We've been fortunate to collaborate with Fortis on multiple projects prior to Pillar+Tide, which is quite significant. Our businesses are like a duet singing in perfect harmony. We have each other's best interests at heart and, like any solid relationship, it's built on trust and respect. We also have a deep shared understanding and alignment on quality, expectation and processes. This is so important for the construction of Pillar+Tide, as everything begins and ends with the relationship between the builder and developer.

Planning for Pillar+Tide has been a collaborative experience. We've worked closely with Fortis to set up the foundations for success. As always, our initial priority is to deliver the main structure as efficiently as possible. Doing this means we can then focus all of our energy, along with the other project partners like Carr and Acre, on finessing the finer details, those premium touches and finishes that make all the difference.

You will often see the Cobild team working alongside the architects, engineers and landscape designers checking that every single element is being delivered in accordance with the plans. This is essential to maintain design integrity and ultimately ensure what Fortis has envisaged and promised is exactly what we deliver.

“As a second-generation business, we believe in many things at Cobild. But one of the most important is ‘relationships for life’. By that I mean genuine relationships that enrich the lives of our team and our collaborators every day, on every project. We also place tremendous value on being accountable for our actions, we don't shy away from promises.”









9pm

Candles flicker with lights dimmed  
A pulse, once racing, eases to a gentle hum as waters run

Lingering stress sinks silently beneath the surface  
Submerged deep into the warm springs of inner calm

Every bubble, a worry, floating away into insignificance.

52+53











# Kitchen

- 1 Signorino New Grey Tundra natural stone splashback, benchtop and cladding to rangehood
- 2 Miele 5-Burner Gas Cooktop, Miele Fully Integrated Dishwasher, Miele Pyrolytic Oven & Microwave
- 3 Fisher & Paykel Integrated Fridge
- 4 Signorino New Grey Tundra natural stone floor tiles
- 5 Husky Outdoor Bar Fridge and Beefeater BBQ
- 6 Butler's pantry/scullery
- 7 2PAC joinery
- 8 Astra Walker tapware



# Bathroom

- 1 Full height floor-to-ceiling Signorino New Grey Tundra natural stone tile throughout master ensuite
- 2 Freestanding bath
- 3 Astra Walker tapware
- 4 Heated towel rails
- 5 Underfloor heating to master ensuite
- 6 Custom wardrobe joinery unit, with Signorino New Grey Tundra natural stone cladding & leather interior tray
- 7 Sliding glass door to partition bedroom/robe
- 8 2PAC joinery
- 9 Angled shaving/make-up mirror
- 10 Custom stone sink





# Living Room

- 1 Bespoke aluminium detailing
- 2 Signorino New Grey Tundra natural stone insets to joinery
- 3 Custom made planter boxes
- 4 Flush threshold transition from living room to outdoor terrace
- 5 Recessed curtain & blind pelmet
- 6 Engineered timber flooring
- 7 Inbuilt gas fireplace with blackened metal surround
- 8 Powdercoated AC grille
- 9 Custom joinery units with LED lighting



# Fixtures

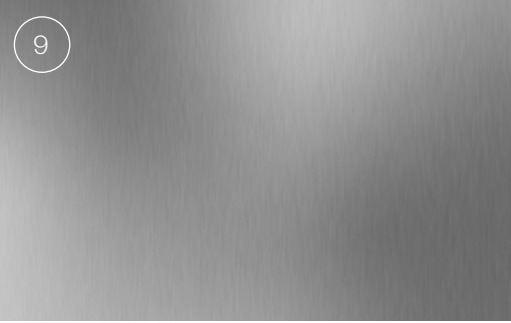
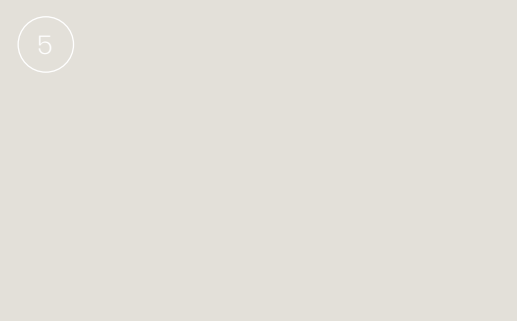
- 1 Fisher & Paykel Integrated French Door Fridge
- 2 Husky Outdoor Drinks Chiller
- 3 Vintec Wine Fridge
- 4 Miele Warming Drawer
- 5 Miele Built-In Rangehood
- 6 Beefeater Signature BBQ
- 7 Miele 5-Burner Gas Cooktop
- 8 Miele Speed Oven
- 9 Miele Pyrolytic Oven
- 10 Miele 7kg Front Load Eco Washing Machine
- 11 Miele 7kg Front Load Eco Dryer
- 12 Miele Integrated Dishwasher





# Finishes

- 1 Engineered timber floorboards  
General flooring
- 2 Signorino New Grey Tundra  
natural stone  
Kitchen, pantry, ensuite, powder room
- 3 Porcelain tile  
Secondary bathroom floors
- 4 Porcelain tile  
Balcony and terrace areas
- 5 Paint  
Internal walls
- 6 Painted metal  
Façade elements
- 7 Metal  
Fireplace surround, common areas,  
shelving, joinery shelving
- 8 Brushed Nickel tapware throughout
- 9 Stainless steel  
BBQ unit



# Landscaping

- 1 Adenathos Sericeus ‘Silver Streak’
- 2 White Correa
- 3 Lomandra Confertifolia ‘Seascape’
- 4 Prostratus Rosmarinus ‘Creeping Rosemary’
- 5 Grevillea ‘Cooroora Cascade’
- 6 Dwarf Olive
- 7 Hardenbergia Violacea ‘Snow White’
- 8 Cotton Lavender
- 9 Japanese Fatsia

Please note — landscaping shown is indicative, and may be subject to change based on availability.







Fortis

carr

Acre

COBILD™

neoscape

[pillarandtide.com.au](http://pillarandtide.com.au)

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64+65







