

A photograph of a stone wall with a crenelated top, set against a clear blue sky. In the foreground, there are green plants and a bush with red flowers. The text 'PACE' is overlaid in white, bold, sans-serif font.

P A C E

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1

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IN GOOD COMPANY

[*Investment*] Coburg has quickly become one of the most alluring suburbs for people who appreciate Melbourne’s north. We pour over the facts to highlight why buying is a wise long-term decision.

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GREEN THROUGH AND THROUGH

[*Lifestyle*] Pace 3058 might only be eight kilometres from the city, but you’re never far from a wide-open parkland, bike trail or sporting facility. See how the area is perfect for outdoor enthusiasts.

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PARKS & RECREATION

[*Lifestyle*] The streets surrounding Pace 3058 are bursting with lush gardens, sporting clubs and leisure centres that support your health and wellbeing. Discover some of the best within walking distance.

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SUSTAINABLE FUTURE

[*Lifestyle*] Sustainable design has never been more imperative. Pace 3058 offers a broad collection of environmental features that future-proof the development and minimise its impact on the earth.

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HISTORY LESSON

[*Rewind*] Coburg was synonymous with Pentridge Prison for over 150 years. Look back at how this storied gaol evolved from a gold rush stockade into a modern shopping, dining and culture precinct.

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AN AUTHENTIC HOME

[*Architecture*] Considered architecture helps nurture communities and adds warmth to our daily lives. Find out how Pace 3058’s built form enriches the neighbourhood and supports an eco-conscious future.

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INTERIOR ATMOSPHERE

[*Interiors*] Delve into the details of Pace 3058 to see how the suburb’s past inspires the interior architecture while offering residents a forward-thinking home rich in space and privacy.

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ALL IN ONE

[*Amenity*] Pace 3058’s amenities mean you never have to step outside the development. Here, we look at the exercise facilities, rooftop gardens and vegetated walkways that make your home special.

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STYLE AND SUBSTANCE

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AREA MAP AND AERIAL

[*Location*] Get acquainted with incredible amenities and activities that surround your home at Pace 3058. This area map highlights how you’re remarkably close to Coburg’s top destinations.

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LAZY SUNDAY

[*Lifestyle*] From fruit and veg markets to social bike rides, there’s always something happening in Coburg on the weekend. Check out activities bound to entice you off the couch.

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TEST KITCHEN

[*Lifestyle*] Level up your culinary talents with a home-cooked meal. These delicious recipes from Coburg’s most beloved restaurants and eateries will undoubtedly impress your friends and family.



[*Cover*] Pentridge Prison’s bluestone walls
[*Top*] Riding the Merri Creek Trail
[*Left*] Fresh food markets in Coburg

Better Together



Nestled just behind Sydney Road, Pace 3058 takes inspiration from its enduring surroundings. From the converted Pentridge Prison to Coburg’s migrant communities, these fascinating focal points spur the development’s physical form, alongside its eco-conscious and social spirit. Near restaurants, parklands and bike paths, this authentic community delivers a lifestyle without compromise.

Suburbs don’t come much more storied than Coburg. First inhabited by the Wurundjeri-willam people of the Kulin Nation, corroborees and sacred ceremonies were held along Merri Creek. Then, Pentridge Prison’s arrival in the 1850s bestowed a gloomy landmark on the area for 150 years before this monolith’s transformation signalled Coburg’s impressive rise.

Pace 3058 is the next chapter in the suburb’s tale. From its pocket within sight of the old bluestone prison walls, this striking village of townhouses and apartments interconnects with Coburg’s upbeat hub. Yet it remains private enough to feel like your own personal sanctuary. Featuring subtle architectural hints that recall the former gaol, there’s also respectful inspiration drawn from the area’s post-war European heritage.

Across permeable plazas lined with citrus trees and micro-biodiverse rooftop gardens, Pace 3058’s vegetated landscape is just as vibrant as the community living inside. Meanwhile, attractive amenities like a full-length lap pool, extensive bike storage and a repair workspace support an on-the-go lifestyle that coincides with Coburg’s eclectic restaurants, cafes, gastropubs and fresh food markets.

Set eight kilometres from the CBD, residents will also live within walking distance of charming public gardens and parks, including Edgars Creek Parkland and Coburg Lake Reserve. There are train, tram and bus lines virtually on your doorstep, while the Merri Creek trail and the Bell-Moreland trail provide cyclists with a seamless commute into the inner north’s bustling scene.

Throughout the following pages, we’ll showcase how Pace Development Group’s thoughtful collaboration with SJB Architects, ASPECT Studios and Studio Wonder has led to this captivating development in the heart of Coburg. Featuring local businesses who have contributed to Coburg’s evolving narrative, digest these stories at your own pace and discover how Pace 3058 offers an enriching standard of living.



CONTRIBUTORS

“Even if we’re just a small part of the history and future of this incredible city, then it’s a legacy worth pursuing with everything we have.”

— Shane Wilkinson

[Left] Greenery in Coburg

SHANE WILKINSON
*Pace Development Group,
Managing Director*



Since founding Pace Development Group in 1992, Shane Wilkinson has guided the company to over 100 exceptional multi-residential developments. From Collingwood to Carnegie and St Kilda to Sunshine, Shane’s focus on welcoming and community-oriented projects has helped elevate Melbourne’s standard of living.

PIP McCULLY
*Studio Wonder,
Director*



Pip McCully has a wealth of experience designing inviting interiors for residential and commercial spaces. Having launched Studio Wonder in 2009, the practice’s holistic and detail-orientated approach to design embraces each project’s unique context through playful materiality and texture.

TRISTAN WONG
*SJB Architects,
Director, Architecture, Melbourne*



Appointed director at SJB Architects in 2016, Tristan Wong maintains a hands-on role in the practice’s human-centred architecture and interior design. With a background in creative arts and illustration, Tristan’s dynamic solutions provide residents with communal, eco-conscious spaces to live.

MATTHEW MACKAY
*ASPECT Studios,
Director, Melbourne*



For over 20 years, Matthew Mackay has delivered many of Australia’s most significant landscape design and public realm projects. These complex, research-driven developments have created new industry standards while highlighting Matthew’s unmatched passion for green infrastructure and living architecture.

In Good Company

Coburg is an incredible option for those seeking the lifestyle offered by Melbourne's north. Surrounded by an upbeat community, yet with space to breathe, the suburb's outstanding amenities, attractive parklands and transport connectivity herald a prosperous future.



Coberg Investment

SMART INFRASTRUCTURE

Investment in Coburg will surpass \$1.5 billion over the next five years. Although the initial stages of the Pentridge precinct and the Bell-Moreland Level Crossing Removal Project are now complete, there are still plenty of upgrades to come.



LONG-TERM GROWTH

Putting down roots in Coburg is a savvy financial decision, with property prices growing by 12% over the last 12 months. Plus, a surging population of students and young adults supports a healthy rental market.

QUALITY EDUCATION

Surrounding Pace 3058 are several highly rated primary and secondary schools across both government and private institutions. Meanwhile, the likes of RMIT Brunswick and University of Melbourne Parkville are just a tram ride away.

+45%

MULTICULTURAL LOCALS

Seen through the suburb's restaurants and shopfronts, Coburg is home to a strong multicultural community. Although 62.1% of Coburg's residents were born in Australia, many maintain a close connection to their Italian, Greek, Lebanese and Vietnamese heritage.

62.1%

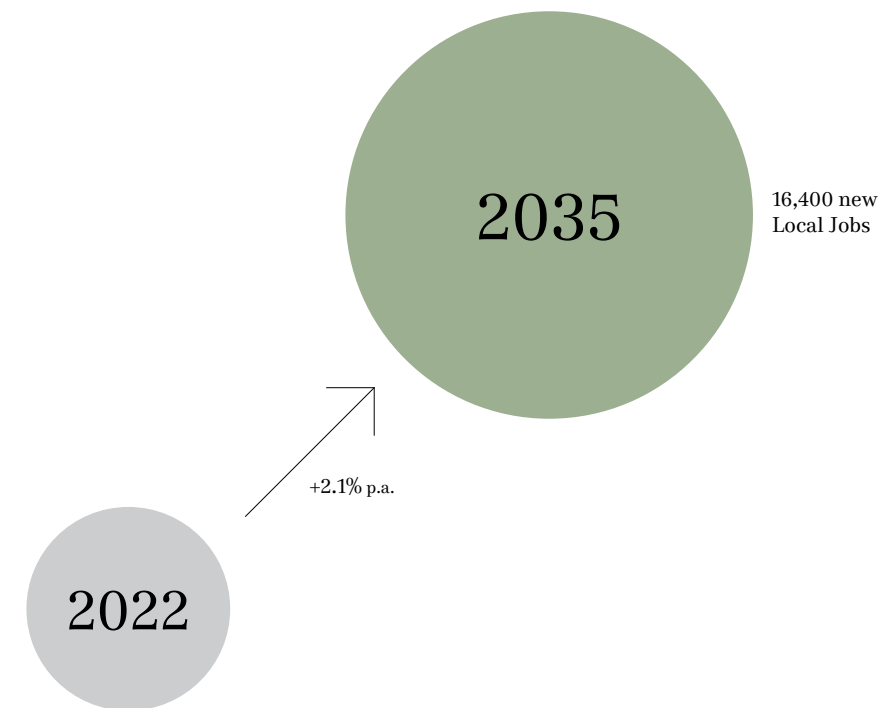
YOUNG AND COMMUNAL

With the average resident aged 35, Coburg is a thriving community for young people. The area's communal bonds are also tight, with almost half of the couple families in the neighbourhood raising children.

35 y/o

JOBS AND PROSPECTS

The City of Moreland predicts 2.1% annual job growth until 2035, resulting in 16,400 new jobs for Coburg's residents. Alongside ever-improving links to neighbouring suburbs, Coburg is wonderfully positioned for the years ahead.



Source: Urbis - Coburg Market Outlook 2022

PENTRIDGE BY NUMBERS

1

The recently opened Pentridge Piazza has increased Coburg's public open space by almost 6,500m².

2

Alongside a selection of art studios and gallery spaces, Pentridge Piazza will also host creative events and cultural activities.

3

Pentridge's new shopping hub features a 15-screen cinema complex, 20 retail stores and a sprawling Richies IGA Fine Food and Wine Merchants.

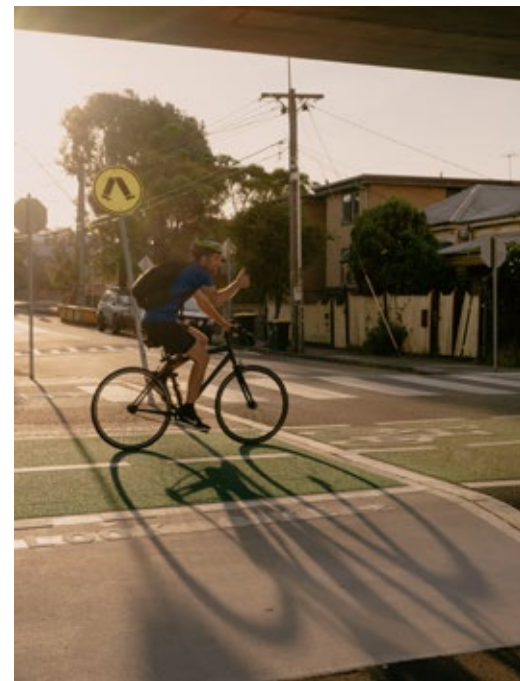
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Future development of this landmark site includes the soon-to-be-completed Adina Hotel, additional communal space and a modern 10-hectare business park.

LIFESTYLE

Coburg remains closely intertwined with nature, as wide-open parklands and sports facilities provide peaceful leisure space and habitats for threatened wildlife. However, a committed approach to walkability and cycling infrastructure has levelled up the suburb's green credentials even further.

Green Through and Through

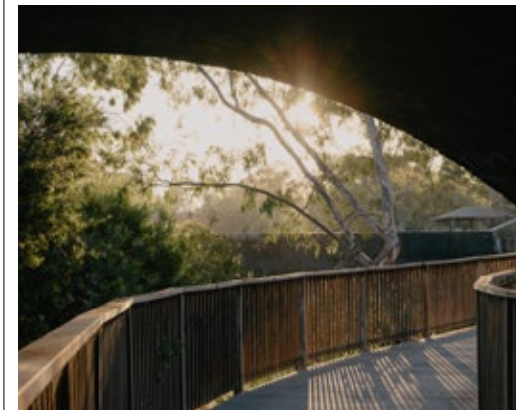


The City of Moreland is tackling climate change head-on with a considered plan that utilises existing resources more effectively while adopting strategies that reduce the community's impact. Across rigorous sustainable design standards, EV charging stations and continuous community engagement, locals firmly support the municipality's zero-carbon ambitions.

Proximity to nature has long been imperative for those who lived on the land of present-day Coburg. The earliest inhabitants of the area, the Wurundjeri-willam people, stripped bark for canoes and made baskets from reeds along the Merri Creek. Later, these same areas powered emerging industries through brick and bluestone quarries.

The neighbourhood's growing community still benefits today, with serene spaces like Edgars Creek Parkland offering wetland habitats for creatures like Regent Honeyeater and Eastern Bango Frogs. Snaking through the middle is Merri Creek Trail – a lush 20-kilometre walking and cycling path stretching from Thomastown to Abbotsford.

Also along the Merri Creek Trail is the alluring Coburg Lake Reserve. This former quarry was a thriving swimming spot in the early 20th-century, complete with a diving tower and wading pools. Now, locals can soak up sunny days beneath shady weeping willows and enjoy family time alongside BBQ areas and playgrounds.



The last century has also seen around 50 sporting facilities established across the municipality. For instance, De Chene Reserve hosts local soccer matches, while Coburg Olympic Swimming Pool is the ideal place for a few laps. Plus, the recently finished Bell-Moreland bike trail adds another dimension to Coburg's green infrastructure and inviting public space.

This eco-conscious mindset will be crucial in the years ahead as the changing environment reshapes Australia's neighbourhoods in unprecedented ways. However, Coburg's forward-thinking attitude and sincere appreciation for natural history ensure a bright future.

[Left] View along Edgars Creek Parkland
[Above] Cyclist on the Bell-Moreland trail
[Right] Merri Creek Trail at Coburg Lake Reserve

[Spotlight] Saturday Markets



ORGANIC FRUIT AND VEG

Reduce your food miles with organic produce from a local market stall. Find everything from capsicums and figs to parsley and kale.



FREE RANGE EGGS

Eggs taste better when produced ethically. Cook up an incredible weekend breakfast after visiting Inverloch Free Range at Coburg Farmers' Market.



LOCAL HONEY

Pick up a jar of raw honey to support backyard beekeepers protecting local ecosystems. This small-batch product benefits the earth.

Parks & Recreation

There are green spaces and leisure activities around every Coburg corner. Here are the top spots that exist within walking distance of Coburg 3058.



COBURG LEISURE CENTRE

Coburg Leisure Centre is fully equipped to handle your daily exercise needs, featuring an indoor pool, an extensive gym and group fitness classes. Parents also benefit from childcare services for kids aged six and below.



COBURG LAKE RESERVE

Set amid a former bluestone quarry along Merri Creek, Coburg Lake Reserve is a thriving outdoor space for family activities. Featuring playgrounds, BBQs and an outdoor gym, roll out the picnic blanket and experience the shaded lakefront scenery.



EDGARS CREEK PARKLAND

Edgars Creek Parkland's flourishing wetlands and vast open space ensure it's ideal for a quiet wander. With a new footbridge near the old Kodak Factory and rock crossings along the creek, this popular community spot only gets better.



MERRI CREEK TRAIL

Long-time residents of Melbourne's north almost certainly appreciate the Merri Creek Trail. From Thomastown to Abbotsford, this picture-perfect route flows through parklands and across bridges with no road crossings in sight. Walk, ride or take the dog on an adventure.

GREENING MEASURES

Coburg's community leads from the front when it comes to environmental action. Here, we highlight just a small sample of local groups generating positive change while showcasing how Pace 3058's residents benefit from impactful sustainability features.

CERES JOE'S MARKET GARDEN

Set along the Merri Creek Trail, CERES Joe's Market Garden is the organisation's second fully organic farm. Get fresh herbs and vegetables delivered straight to your door, or head down on Saturday mornings for coffee and pastries.

COBURG FARMERS' MARKET

Held at Coburg Primary School every Saturday, Coburg Farmers' Market features 30 local producers and small food businesses specialising in ethical and sustainable produce. Stock up on deliciously fresh cuisine, from fruit and veg to cheese, bread and preserves.

SECOND STITCH

Founded in 2017, Second Stitch is a renowned social enterprise empowering women from diverse backgrounds through textile design, repair and training. Head in-store on Sydney Road to save your clothing from landfill and purchase vibrant fashion and homewares.

SOLAR POWER

Pace 3058 features solar panels for 50kW of renewable energy generation. Alongside passive design principles like cross-ventilation, this helps reduce living costs while uplifting the development's sustainable qualities.

ENERGY-EFFICIENT DESIGN

Thoughtful architecture carefully balances several energy-efficient features. Double-glazed and Low-E windows better regulate internal temperatures, plus lush greenery on rooftops, balconies and streetscapes supports biodiversity while restricting the urban heat island effect.

BIKE STORAGE & REPAIR WORKSHOPS

Considering Coburg's outstanding bike infrastructure, Pace 3058 offers over 500 bicycle parking spots for residents and guests. Plus, a handy repair space ensures you can keep your ride in perfect working order.



Riding the Merri Creek Trail

Sustainable Future

As climate change affects our cities, how we design and maintain the built environment requires a rethink from the ground up. Pace 3058 sets a high standard with comprehensive Environmentally Sustainable Design (ESD) features supporting residents and the natural world alike.

Renewable solar power is crucial in our ongoing shift away from fossil fuels. On the rooftops of Pace 3058, there are enough solar panels to generate 50kW of renewable energy. Alongside an all-electric design, LED lighting and high-efficiency air conditioning systems, these efforts substantially reduce energy consumption.

Passive design principles, such as cross-ventilation and extensive vegetation, are also front of mind. Together, these naturally improve air quality, cut down internal cooling loads and limit the urban heat island effect. Meanwhile, operable solar screens, double-glazed and Low-E windows strengthen interior temperature regulation.

Achieving a net-zero city also means reassessing how we commute. Pace 3058 is close to numerous public transport options, but with cycling key to this conversation, we've included over 500 secure bike parking spots and a convenient repair space. Plus, there's support for the electric car revolution, with 20 car spaces dedicated to EV charging helping to future-proof the development.

Alongside a responsible selection of materials and the sustainable removal of 90 per cent of building waste, Pace 3058 has achieved a 4-Star Green Star rating. With eco-friendly construction critical to hitting global emissions targets, know that your home sets a positive benchmark for future developments.

History Lesson

1851

Established at the height of the Victorian Gold Rush, excessive crowding in Melbourne Gaol led to the makeshift construction of Pentridge Stockade. However, the 43-acre camp's improvised wooden structures built by its own prisoners proved unsuitable for keeping inmates from escaping, while conditions in the stockade also became untenable.



01.



02.



03.

1850

1857

With Pentridge Stockade quickly burgeoning to 200 inmates, the state government provided £70,000 for the construction of a permanent prison. Yet the location remained the same, as the wealth of basalt and bluestone readily available in nearby Merri Creek provided the ideal materials to complete the project's many structures.

These included the six-metre-high walls, staff sleeping quarters, numerous offices, and the two-storey Warder's Residence – which now serves as a visitor centre. There was also the construction of five parallel cell blocks, alongside a new division for female convicts previously confined to floating prison hulks.

1870s

The Stawell Royal Commission of 1870 established a broad prison work program, with Pentridge Prison expanding to include a timber yard, a woollen mill, and workshops for carpentry, blacksmithing and bootmaking. In 1873, bushranger and folk icon Ned Kelly served time at Pentridge for “feloniously receiving a horse.”



04.

1924

Following the closure of Melbourne Gaol, Pentridge Prison's D Division became Victoria's gallows for condemned inmates. This year also saw the release of flashy Melbourne crime figure Squizzy Taylor, who was serving a six-month sentence for harbouring the killers of a Hawthorn bank manager.



05.



06.

1880

1920

Pentridge Prison shaped Coburg for nearly 150 years. Built from materials found along Merri Creek and housing some of Australia's most notorious criminals, the sombre gaol's transformation into a thriving community hub reflects the suburb's modern-day appeal. Here, we look back through the rise and rejuvenation of this fascinating landmark.



07.



08.

1980

The newly opened Jika Jika maximum-security section held many of the state's most dangerous criminals. Despite its supposed escape-proof design, four prisoners soon made it over the perimeter walls after carrying out a sophisticated plan involving grappling hooks and jerry-rigged torches.

1997

Following several high-profile escapes, riots and fires, mounting pressure from the Coburg community forced the state government to close Pentridge Prison in 1997. Just two years later, property developers bought the site looking to establish a flourishing new village in the north.

2022

After 20 years of planning and development, the former prison is renewed with a sleek retail complex and multi-purpose neighbourhood. However, Pentridge's enduring history has not been forgotten, with centuries-old bluestone walls, steel gates and elevated gangways complementing the precinct's modern architecture.

As this legendary landmark still shapes the Coburg area, the fashionable Pentridge hub couldn't be more different to its grim past. Now featuring chic dining, boutique shopping and activated communal spaces, locals and visitors alike give rise to the suburb's future while surrounded by its storied remnants.

1960

2000

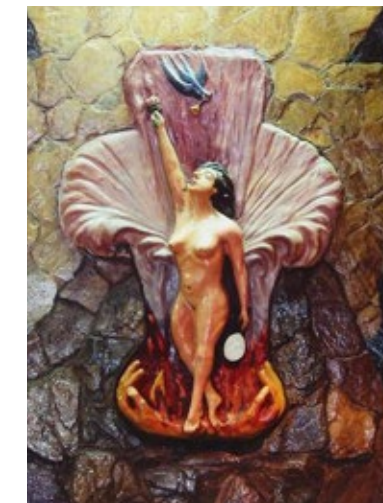
2022



09.



10.



11.

[01] Coburg State School (1874) [02] Records staff working in Pentridge Prison's main office (1896) [03] View along Pentridge Prison's walls (1900) [04] Drawing of Pentridge Prison's notorious 'silent system' [05] St Paul's Catholic Church, Sydney Road (1900) [06] Swimming at Coburg Lake Reserve (1932) [07] Ralph Wahle – an escaped convict from Pentridge Prison [08] Rally against the imprisonment of cartoonist Rolf Heimann (1978) [09] The Z1-94 tram in West Coburg (1986) [10] Night view of Building 8, Kodak Factory Coburg (c. 1965) [11] Low relief sculpture in officers' mess at Pentridge Prison (1992)

AN
 |
 AUTHENTIC
 |
 HOME

PACE 3058'S ARCHITECTURE ADAPTS WITH EACH PASSING DAY. THE PODIUM'S ARCHED, TEXTURED MASONRY AND BIODIVERSE LANDSCAPING COUPLE ELEGANTLY WITH THE STREETScape, JUST AS VERTICAL BRICK BLADES INTERACT PLAYFULLY WITH THE SHIFTING SUN. MEANWHILE, VERDANT GARDEN PATHS AND ENTRANCES LINED WITH FOLIAGE PROVIDE NEIGHBOURLY ENCOUNTERS THAT CAPTURE COBURG'S INVITING ATMOSPHERE.

A stone's throw from Sydney Road's thriving eateries and amenities, Pace 3058 is a high-end contribution to Coburg's ongoing urban renewal. Featuring architecture from the award-winning practice SJB, this multi-residential development presents contextually responsive apartments and townhouses while providing the highest quality standard of living for singles, couples and families alike.

Distinctive materiality permeates the development, with identifiable cues celebrating the area's natural and built history. Native greenery interfaces with the streetscape, clinging to balconies along the facade, whereas textured brick planters reflect Pentridge Prison's bluestone walls just across the street. Meanwhile, the contrasting podium's arched motifs and detailed masonry recall Coburg's industrial legacy.

Pace 3058's forward-thinking design also respects the community's environmental sensibilities. Robust sustainability features, such as operable balcony screens and dense vegetation, lower internal temperatures and restrict the urban heat island effect. Plus, attractive walkways and open stairwells promote incidental movement and natural ventilation for the health and wellbeing of residents.

These eco-friendly features support a wide variety of dwellings, including three-bedroom townhouses stretching along Wardens Walk. With a double-story walk-up design, these residences offer large courtyards and street-facing entrances, ensuring residents enjoy a dynamic way of life enriched by space and privacy. Coupled with extensive solar energy, an all-electric design and first-class cycling infrastructure, your home will minimise your impact while heightening your daily experience.

This versatility extends to Pace 3058's rooftop gardens and walkable thoroughfares. Residents are invited to cultivate the gardens that envelop these European-style plazas with their neighbours, just as tight communal bonds will form around the ground-level retail tenancies. Alongside comprehensive amenities for fitness and relaxation, including a full-length lap pool, Pace 3058 encourages a modern urban lifestyle in all the right ways.





[Title page] View along Wardens Walk [This page] View along Pentridge Boulevard [Next page] Vegetated walkways and entrances



INTERIOR ATMOSPHERE

DRAWING INSPIRATION FROM THE SURROUNDING COMMUNITY, PACE 3058'S INTERIOR ARCHITECTURE THOUGHTFULLY EMBRACES MATERIALITY THROUGH CONTEMPORARY FITTINGS AND FIXTURE SELECTION. ALONGSIDE A WARM, PRACTICAL ARCHITECTURAL LANGUAGE THAT FOREGROUNDS OPENNESS AND UTILITY, ABUNDANT NATURAL LIGHT AND BALCONIES ENSURE YOU REMAIN CLOSELY CONNECTED WITH THE OUTSIDE WORLD.

A thriving dining scene, enriching communal encounters and city-bound transport options benefit Coburg's residents. However, to get the most out of the area's rewarding lifestyle, you need a private sanctuary where you can catch your breath and still remain closely connected to the neighbourhood's ebb and flow.

Led by Studio Wonder, a respected Melbourne-based interior design practice, Pace 3058 achieves this with a celebration of local history and culture through warm, evocative details. With each refined space guided by ease of use, functional design principles elevate quiet comfort without overlooking style or character.

Each townhouse and apartment offers gratifying central zones that provide natural gathering points for friends and family. Then, as Studio Wonder director Pip McCully describes, "a combination of open spaces, linked areas and built-in joinery" delivers versatile liveability throughout.

The finer points are just as impressive, as kitchens and bathrooms boast elegant finishes that reflect moments from Coburg's venerable past. The suburb's long-standing European

traditions inspire sophisticated quartz benchtops, glazed splashback tiles and Italian-made speckled terrazzo floors. Meanwhile, these distinctive materials conjure a playful interaction between light and shadow.

Alongside each carefully considered texture, there are endless opportunities to personalise your home. A mixture of pliant spaces encourages individual styling and creative experimentation, ensuring your personal aesthetic shines through. Enjoying the outdoors also comes naturally, with interiors flowing onto sunny balconies and comfortable courtyards.

Through timeless interior design that supports entertaining and privacy in equal measure, Pace 3058 brings residents closer to the surrounding community while ensuring they have a satisfying place to call their own.





[Previous] Balcony sitting area [Above and Right]
Kitchen and living area in 1-bedroom apartment





[Above and Right] Kitchen and living area
in 2-bedroom apartment





Living room in 2-bedroom, 2-bathroom option

Light scheme kitchen
in 2-bedroom,
2-bathroom option





Living room in 3-bedroom dwelling



[Above] Kitchen from 3-bedroom option in light and dark schemes [Right] Bathroom in light and dark schemes



[Left] Townhouse exterior from Wardens Walk
[Above] Townhouse bedroom



Townhouse living room design

ALL — IN — ONE

PACE 3058 FEATURES STRIKING AMENITIES FROM THE TOP DOWN. ACTIVATED ROOFTOP GARDENS OFFER BBQS, SHADED SITTING AREAS AND CITY VIEWS, AS PERMEABLE PLAZAS BOAST COLLABORATIVE GARDEN BEDS AND FLOURISHING ARBOURS. A FULL-LENGTH LAP POOL AND BIKE WORKSPACE FOCUS ON FITNESS AND LEISURE, WHILE A LOUNGE, A DINING ROOM AND GROUND-FLOOR SHOPS TAKE YOUR QUALITY OF LIFE TO NEW HEIGHTS.

Coburg offers outstanding amenities, but living a modern lifestyle means not always having to leave home. Pace 3058 presents a collection of high-quality facilities to ensure residents enjoy everyday conveniences within their emerging community.

Fitness and leisure is a standout focus, with a 25-metre indoor lap pool – flanked by a serene deck – providing the perfect addition to your morning routine. If your day is moving at a slower pace, head to the nearby residents' lounge to read a book or relish a quiet drink. There's also a relaxed private dining room ideal for socialising with guests and neighbours.

Those who get around on two wheels will find hundreds of bicycle parks for locals and guests. Plus, a well-placed repair space is perfect for maintaining your ride. Complementing these eco-conscious features are 20 car spaces dedicated to EV charging, supporting existing and prospective electric car owners.

Access to fresh air and green space is crucial for mental and physical wellbeing. Residents of Pace 3058 bask in lush rooftop gardens and communal terraces furnished with stylish sitting areas and city views. Meanwhile, shaded barbecue areas provide everything you need for a social feast at dusk.

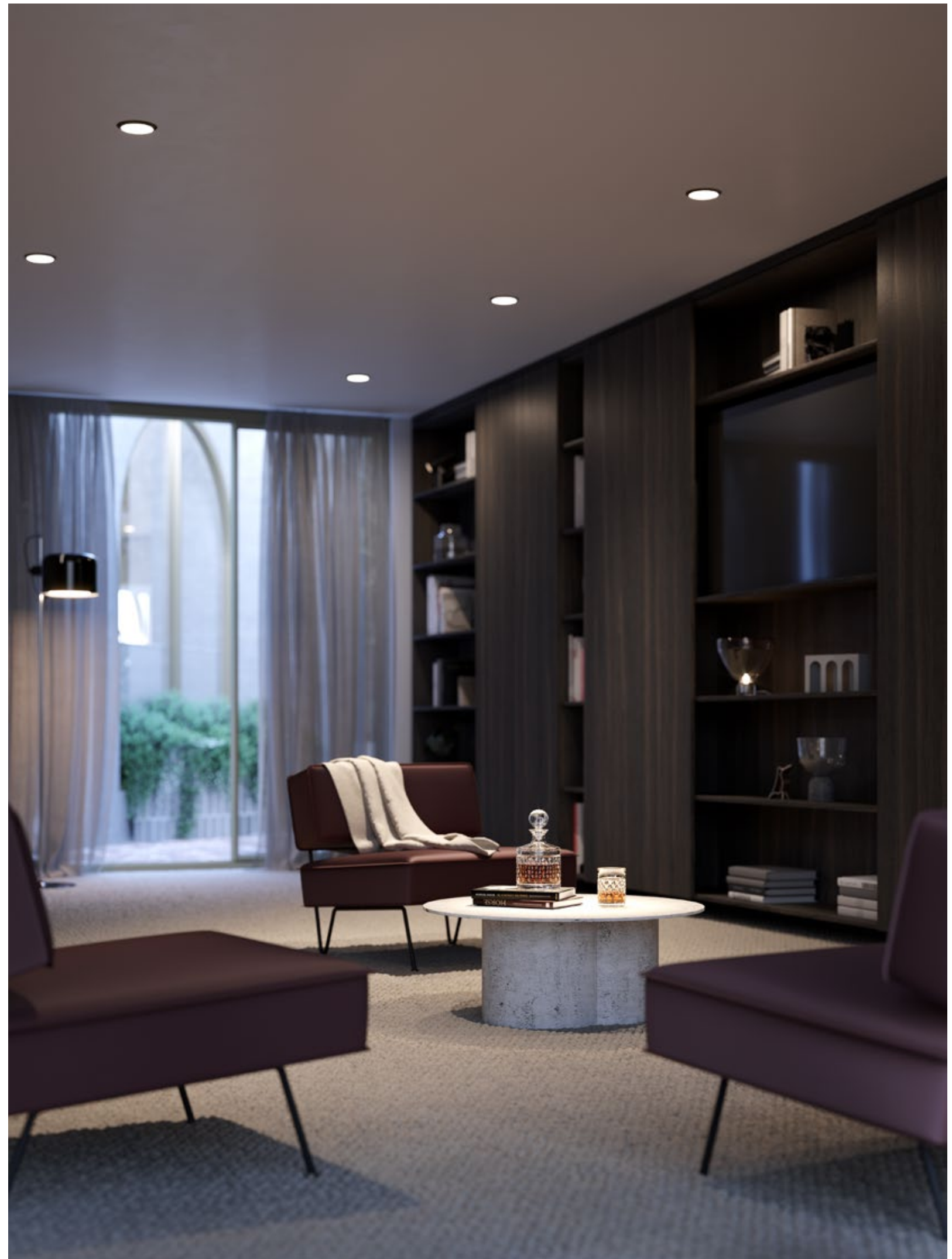
Ground-level plazas and walkways lined with abundant vegetation connect the development and foster its community vibe. Here, Pace 3058 inhabitants can actively nurture and maintain the garden beds and trellises or simply enjoy several sunny locations embedded down each path.

Alongside downstairs retail stores that support our ethos, this welcoming community will quickly begin to bloom. Together, Pace 3058's extensive amenities enable fast-paced lifestyles while encouraging rich social encounters and daily rejuvenation.





[Previous] Vegetated plaza and sitting areas
[Above] Pace 3058's 25-metre swimming pool
[Right] Residents' lounge for quiet downtime





[Top] Building A's rooftop garden
[Bottom] Building B's rooftop garden

STYLE
|
AND
|
SUBSTANCE

A SUBURB AS SPECIAL AS COBURG DESERVES A CAREFULLY CONSIDERED DESIGN
— INSIDE AND OUT. HERE, WE CHAT WITH THREE OF THE LEAD DESIGNERS
BEHIND PACE 3058 TO BETTER UNDERSTAND HOW EACH APPROACHED
THIS DYNAMIC DEVELOPMENT.

Tristan Wong

Director, SJB Architects



How would you describe SJB's design philosophy?

“There are three key ideas we embed in each of our projects. The first is a contextually responsible design. By really understanding the site, our projects avoid feeling like foreign objects dropped into an area, but rather developments grounded within their specific location.

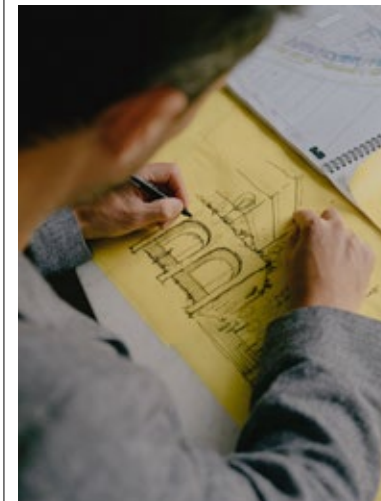
User experience is next, as our appreciation for future residents fosters spaces that promote mental and physical wellbeing. This ties into the final idea – sustainability. Here, our processes range from sensible building orientation and bike infrastructure to earth-based materials.”

Where does SJB begin when approaching a project like Pace 3058?

“We break down the brief – from location to amenity – to understand what the client is trying to achieve. Then, we develop a deep understanding of who the end-users are before getting on-site and exploring what it's like.

This helps us form questions like: what's the topography and where does the sun pass through? Are there sensitive areas that need to be considered? Seeing and touching the site really helps us tune in with the building's ultimate purpose.”

[Left] Tristan Wong, director of SJB
 [Right] Portrait of Tristan Wong
 [Below] Sketches of Pace 3058's podium



Coburg and Pentridge Prison have a striking history – how are these reflected in the building's architecture?

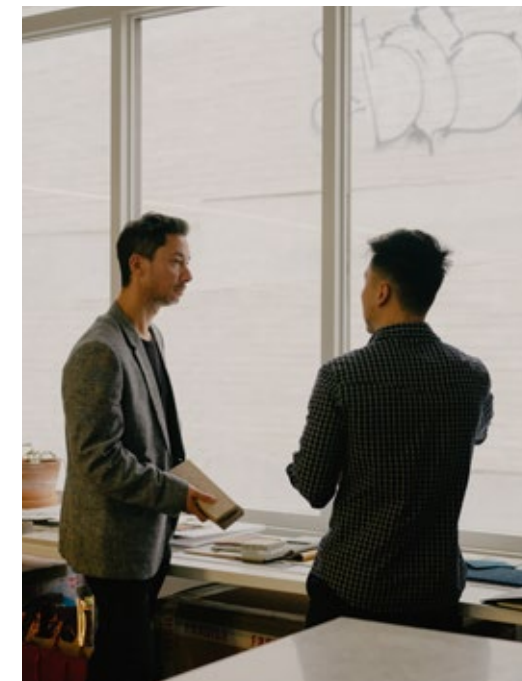
“Residents will see how we've used aspects of the prison, such as blue-grey brick and beautiful arched motifs, to give our architecture a wonderful character. These joyful spaces are full of materiality that really encourage a sense of homeliness.

The area's European history is also reflected in several vegetated gardens and walkable pathways. The plaza between the two main buildings will have an orchard atmosphere, so it'll be really pleasant to stroll through or sit with friends along the stairs that cascade down to Stockade Avenue.”

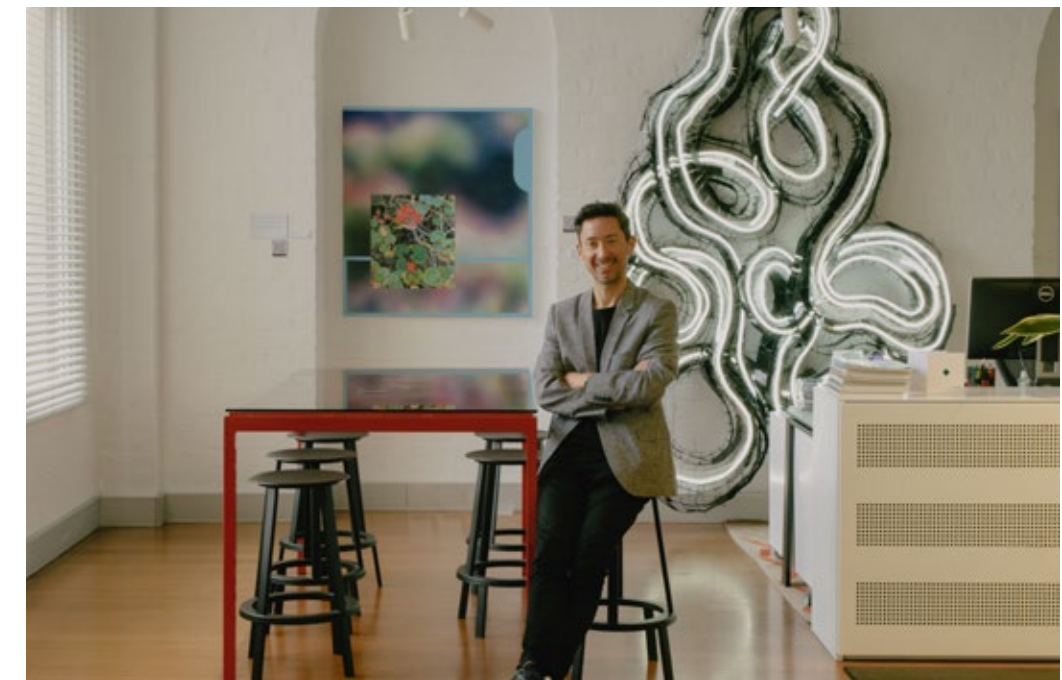
How has Pace 3058 had sustainability incorporated into its design?

“Alongside sensible features like low VOC materials and LED lighting, we've included extensive landscaping to reduce the building's heat island effect. With greening on all setback areas, rooftop spaces and street interfaces, the buildings will become overgrown with plant life.

This project also considers cycling and how it's something people love to do in the area, so we've provided a repair workspace and enough bicycle storage for everyone. Plus, we've added solar panels for 50kW of energy regeneration alongside solar screens to reduce cooling loads.”



[Above] Discussions at the SJB office



Matthew Mackay

Studio Director, ASPECT Studios

How have ASPECT Studios captured the area's fascinating history through living architecture?

"I'm drawn to Coburg's proud role as a new home for Melbourne's working-class following the post-war migration boom. These mainly European migrants had an enterprising reputation, where every inch of their backyards became urban food sources and alfresco zones.

Through Pace 3058, we've explored these same ideas to produce a social and productive canvas that brings residents together. From the elevated rooftops to the ground-level plazas, these intimate spaces ensure people connect and share the outdoors."

What aspects of the design help bring residents closer to nature?

"We worked closely with SJB Architects to identify numerous opportunities to integrate landscape and architectural design. These include the central square and courtyards, as well as vegetated entries, verdant street edges and large-scale roof gardens.

We've also used a diverse palette of native and exotic trees and plants, which link to the suburb's rich history of urban gardening. In fact, most residents will have views of these lush focal points from their dwellings, as they're located across multiple levels."

How will the plants and materials selected for Pace 3058 enhance the development?

"The planting design varies across each level of the building, from the street to the plaza and within the elevated roof gardens. For instance, plantings that interface with the streetscape focus on textured native and exotic plants, like those in inner-suburban gardens and parks.

The plaza itself is a whimsical nod to Coburg's cultural history, with productive fruit trees and vines within a contemporary courtyard setting. The plants selected for the upper-level roof gardens are environmentally suitable, while these spaces also help socially connect residents."

How do you expect the building's landscape to adapt over the coming years?

"Pace 3058's landscape is a resident's garden rather than a rigid urban space, meaning it'll evolve as residents make use of it. Perhaps a group of residents will grow a certain plant, choose a specific vine for the trellises, or favour seasonal produce. We want Pace 3058 to be the sort of place where residents take an active interest in their communal gardens. After all, for residents, these spaces represent their own backyard."

[Below] Inspiration for Pace 3058



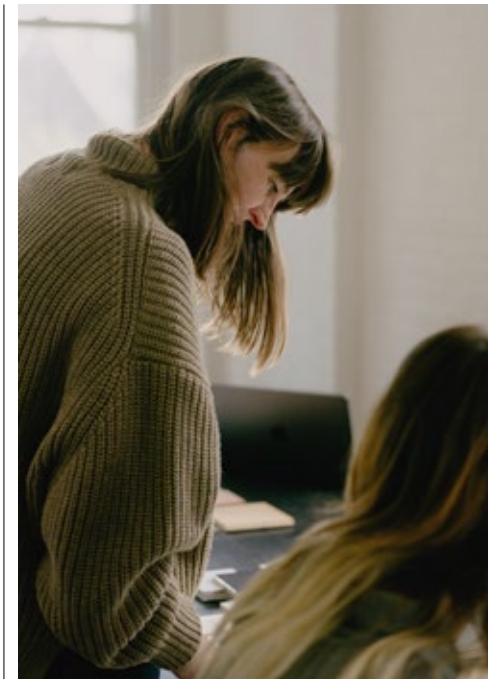
[Above] Collaborative session at ASPECT Studios
[Right] Portrait of Matthew Mackay

Pip McCully

Director, Studio Wonder



[Left] Studio Wonder's Pip McCully (left) and Sylvie Goetz [Right] Scenes from Studio Wonder's Collingwood office



How does Studio Wonder approach a project like Pace 3058 from an internal perspective?

“As a small, malleable team, we give our projects a personal service with a detail-driven focus. This is a strength we believe is vital to designing residential environments. We don't have a hierarchy and approach design holistically amongst the team.

Whether single dwelling or multi-residential, the touch and feel of everyday experience remains imperative to us. For a project at Pace 3058's scale, residents must find joy in the living experience, as this positively contributes to the building's personality and community.”

What inspiration did you take from the surrounding area, including Pentridge Prison and the Coburg community?

“Our concept for Pace 3058 takes direct reference from the project location – a working-class suburb where its history, cultural diversity and eclecticism are clearly visible at street level. Although it's an evolving era for Coburg, with considerable modern development, our aim is to embrace moments of its rich past.”

How has Studio Wonder approached Pace 3058's interior design through materiality, natural light and outdoor space?

“Following an interrogation of materials, our approach was to soften architectural lines with textural surfaces while providing unexpected

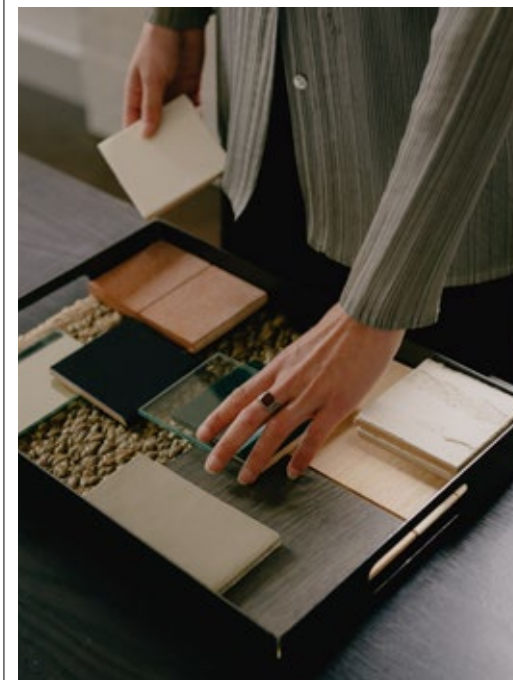
details through fittings and fixtures selection. We also have a dynamic collection of finishes, such as gloss tiles, low sheen joinery, and matte timber floor, where light interacts with each differently throughout the day.

This offers spatial diversity and subtle links between the interior and exterior as time passes from day to night. This play of light, shadow and reflection throughout captures the everyday joy we aim to achieve, with a seamless link between indoor and outdoor spaces key to this inviting experience.”

What is your favourite aspect of Pace 3058's interior design, and how do you see residents making each dwelling their own?

“Our favourite aspect of the design is the combination of colours and textures proposed throughout the building, manifesting our early research of Coburg and the vitality of the neighbourhood's history.

Each resident is considered through neutral spaces that can be overlaid with personal items, yet these still offer great warmth if individual styling is kept pared back. The colour selection is also bold but not overpowering, providing residents with a thoughtful canvas to experiment upon.”



PACE
3058



Looking southbound over Coburg and surrounding neighbourhoods towards Melbourne CBD.

[Spotlight] Local Highlights

9

PENTRIDGE PRECINCT

The new Pentridge hospitality and retail precinct is just steps from your home. This architecturally designed centre features a Richies IGA Fine Food and Wine Merchant, a Palace Cinema and numerous boutique stores.

19

MERRI CREEK TRAIL

The Merri Creek Trail is the northern suburb's most adored thoroughfare. Following along an enchanting waterway, you'll pass through several lush parks and reserves stretching between Abbotsford and Thomastown.

22

COBURG BASKETBALL STADIUM

Home to the Coburg Giants, the Coburg Basketball Stadium offers an inclusive sporting program for all ages and genders. Head along for casual weeknight matches and high-quality facilities.

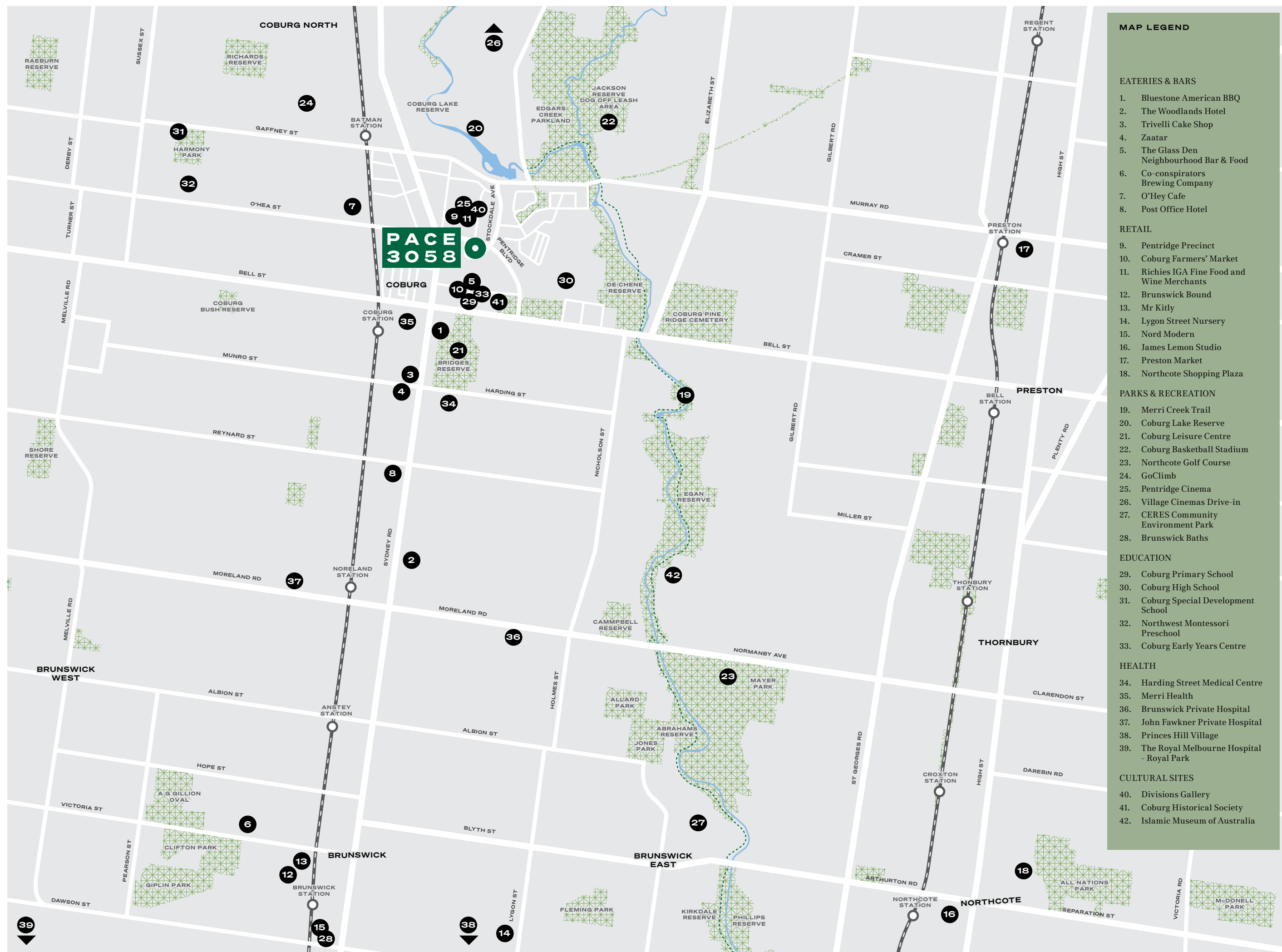
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ISLAMIC MUSEUM OF AUSTRALIA

Designed by celebrated architect Glenn Murcutt, this striking museum offers educational and cross-cultural experiences through artistic and historical artefacts.

LEGEND

- ↑ NORTH
- TRANSPORT
- STATIONS
- WALKING & BIKE TRAIL
- ▨ PARKS



MAP LEGEND

EATERIES & BARS

1. Bluestone American BBQ
2. The Woodlands Hotel
3. Trivelli Cake Shop
4. Zatar
5. The Glass Den Neighbourhood Bar & Food
6. Co-conspirators Brewing Company
7. O'Hey Cafe
8. Post Office Hotel

RETAIL

9. Pentridge Precinct
10. Coburg Farmers' Market
11. Richies IGA Fine Food and Wine Merchants
12. Brunswick Bound
13. Mr Kitly
14. Lygon Street Nursery
15. Nord Modern
16. James Lemon Studio
17. Preston Market
18. Northcote Shopping Plaza

PARKS & RECREATION

19. Merri Creek Trail
20. Coburg Lake Reserve
21. Coburg Leisure Centre
22. Coburg Basketball Stadium
23. Northcote Golf Course
24. GoClimb
25. Pentridge Cinema
26. Village Cinemas Drive-in
27. CERES Community Environment Park
28. Brunswick Baths

EDUCATION

29. Coburg Primary School
30. Coburg High School
31. Coburg Special Development School
32. Northwest Montessori Preschool
33. Coburg Early Years Centre

HEALTH

34. Harding Street Medical Centre
35. Merri Health
36. Brunswick Private Hospital
37. John Fawcner Private Hospital
38. Princes Hill Village
39. The Royal Melbourne Hospital - Royal Park

CULTURAL SITES

40. Divisions Gallery
41. Coburg Historical Society
42. Islamic Museum of Australia

THINGS TO DO

Coburg is not the sleepy suburb it once was. With a steady stream of young, community-orientated residents making the place their own, weekends come to life with brunch gatherings, gastropub meals and cultural activities. Plus, there's almost endless green space to roam whenever you get some downtime.



Lazy Sunday Afternoon

Lazy Sundays in Coburg don't have to be spent at home. As the area has recently welcomed a myriad of foodie destinations, cultural spaces and recreational facilities, rising late on the weekend leaves you with plenty of time to get amongst the action.

Brunch is often the first stop, with Coburg's cafes going toe-to-toe with Melbourne's best. Spread along Sydney Road and within the bluestone walls of Pentridge precinct, laid-back spots like The Glass Den and O'Hey Cafe embrace fresh flavours and strong coffee.

Weekends in Coburg also see friends and family gather around the green lungs of Edgars Creek Parkland and Coburg Lake Reserve. With Pace 3058 just a short walk from both, plan out a picnic with your loved ones or relish a quiet afternoon with your favourite book in the sun.

Numerous sporting clubs and community groups welcome newcomers with open arms. Link up with the Coburg Cycling Club – the north's leading pedal-power association since 1896 – for a social Sunday morning ride. Alternatively, embrace your inner green thumb at a local urban farm.

Following the morning's activities, drop into the Post Office Hotel to sample a refreshing drink from the in-house brewery and see a late-afternoon gig. Nearby, the recently renovated Woodlands Hotel boasts a stellar beer garden and cosy atrium dining area.

Alongside independent cinemas, thriving outdoor spaces and fresh food markets, Pace 3058's prime position means experiencing Coburg's abundant amenities on the weekend is made easy.



Fresh Air and Markets

Find boundless fresh air at Edgars Creek Parkland and Coburg Lake Reserve. Meanwhile, restock your pantry with top-quality fruit and veggies from the Coburg Farmers' Market and CERES Joe's Market Garden.



Brunch with Friends

Coburg overflows with great coffee and breakfast. Head to The Glass Den to discover how the prison's old staff entrance is now an ethical cafe. A few streets away, O'Hey Cafe uses locally sourced goods to produce its delicious dishes.



Catch a Flick

Film buffs can catch indie and art house screenings at the boutique Thornbury Picture House, while Pentridge Cinema offers 15 screens dedicated to blockbusters and exclusive events. The much-loved Coburg Drive-In is also just a five-minute journey away.

Sunday Exercise

Rise early for a social ride with Coburg Cycling Club or practice your serve at the Coburg Tennis Club. If you're keen on a solid workout, traverse the Merri Creek Trail all the way into Abbotsford and back.



[Above] Fresh produce at Coburg Farmers' Market
[Opposite clockwise from top left] Coburg Farmers' Market, O'Hey Cafe, Village Cinemas Coburg Drive-In, Coburg Olympic Swimming Pool, Merri Creek Trail

Test Kitchen

Coburg became a multicultural hub following Australia's unprecedented migration boom in the 1950s. Although the aftermath of World War II was the catalyst for this global shift, these communities didn't leave everything behind. They maintained an enduring connection to their homelands through time-honoured cuisine.

People from around the globe recognise Melbourne and the 'Brunberg' locale for its dynamic coffee culture. However, this reputation was only made possible by Italian purists, who introduced their espresso machines and alfresco dining customs. Alongside later migration waves from countries like Lebanon and Vietnam, Coburg's new residents used their backyards to grow fresh ingredients that weren't available in local supermarkets.

With these communities also opening restaurants, cafes and grocers, an eclectic mix of culinary delights still line Sydney Road and its surrounding streets today. For instance, Pinarbasi's delicious Turkish comfort food and upbeat atmosphere ensure it's a popular choice, while Bluestone American BBQ signals the suburb's changing facade with hearty Uruguayan-inspired dishes.

While dining out at places like these is great for immersing yourself in Coburg's gastronomic culture, you can also appreciate this diverse cuisine through a sumptuous home-cooked dish. Try these quick recipes from beloved Coburg restaurants to help you get to know the culinary side of this energetic neighbourhood.



Finding authentic cuisine from around the globe is easy in Coburg. Through long-standing local institutions and recently opened cafes and bars, proprietors from first- and second-generation migrant families carry forward their homeland's cuisine. Here, we explore Coburg's culinary legacy through inspiring recipes.



BLUESTONE AMERICAN BBQ'S CHEDDAR CORNBREAD WITH WHIPPED HONEY BUTTER

Made by Native Americans for thousands of years, cornbread has become a comfort cuisine staple in the American South. Whether you're feasting on smoked BBQ flavours or a rich wintertime soup, this sweetened version's golden and fluffy crust provides the ideal entrée or side dish.

Ingredients

Cornbread
250g unsalted butter (melted)
250g self-raising flour
250g polenta
100g brown sugar
1/2 teaspoon salt
500ml milk
4 eggs
100g grated cheddar cheese
Chopped chives to garnish

Honey Butter
100g unsalted butter
3 tablespoons honey

Method

- Cornbread**
1. In a bowl, mix the dry ingredients: flour, cheddar, polenta, brown sugar, and salt.
 2. Combine wet ingredients in a separate bowl: milk, whisked eggs and melted butter.
 3. Mix wet and dry ingredients together, being careful not to over-mix.
 4. Preheat a greased cake tin in a 200-degree oven and bake for 30-40 minutes or until a knife comes out clean.
- Honey Butter**
1. Combine honey and butter in a bowl and beat with an electric beater until fluffy.
 2. Spoon onto a slice of cornbread and garnish with chopped chives.



PINARBASI RESTAURANT'S BEETROOT DIP

Beetroot dip is a much-loved staple of authentic Turkish cuisine. Loaded with essential nutrients, this dip's sweet and earthy flavour goes perfectly in a wrap or vegetable salad. However, take Pinarbasi's advice and serve alongside some freshly baked Turkish bread for the best experience.

Ingredients

2 loose small beetroot
1 teaspoon garlic purée
1 teaspoon salt
50ml sunflower oil
1kg Mediterranean or Greek-style yoghurt

Method

1. Place the beetroot in a small pan and fill with water until the beetroot is submerged. Boil on medium heat for one hour.
2. Once cooked, wait one hour for the beetroot to cool down and then peel them. Place the peeled beetroot in a food processor and blend until pureed.
3. Using a spatula, empty the beetroot into a large bowl. Add the yoghurt, garlic puree, salt and sunflower oil.
4. Use a whisk or a similar utensil to mix the ingredients.
5. Allow the flavours time to combine by refrigerating for one hour. Then, garnish with sumac and serve with toasted Turkish bread.

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