



210

Adelaide Central  
Plaza Tower

FOR PLANNING / 2025.06.24

PACT

PACT architects



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## Adelaide Central Plaza Tower

Centrally located in the premium cultural precinct of North Terrace, this landmark project responds to the significance of its location, aiming to create a positive, lasting impact.

Responding to the primarily hard built edge of the Southern side of North Terrace, the mass of the lower levels is brought to the boundary. A rhythm already established by neighbouring heritage is continued through structured masonry elements with deep reveals to allow activation, permeability while still maintaining strength and solidity to the buildings base. Holding the North Terrace frontage to both corners of the site, the rhythm continues into both the access lane, and into Charles Street with activation of the pedestrian link a strong focus.

A secondary rhythm in the buildings base allows a finer level of detail and references the reduced height of the adjacent heritage to the west. Fine bronze details culminate above bronze-coloured canopies that further respond to a pedestrian scale at street level, while reiterating the street rhythm by projecting between the masonry columns.

A significant break in the building's mass is apparent at levels 5 and 6, housing commercial office & shared meeting areas along with external terraces. This break references existing context and rationalises the proportion of the tower. The tower's materiality is paired back further enabling the tower to respond to the cityscape in a consistent way, while still referencing the base through its rhythm.

### Acknowledgement of Country

We acknowledge the Kaurna Nation as the Traditional Custodians of the lands on which the project sits and PACT architects is located.

We respect and acknowledge their respective ongoing relationships with these lands and their connected bodies of water.



#### Location

210 North Terrace, Adelaide

#### Building Type

Commercial

#### Program

- Partial demolition of an existing retail building
- Construction of a 30 storey, 132m tall mixed use commercial office tower.
- Connectivity and integration into remaining existing building.

#### Lower Podium Levels - Public Precinct:

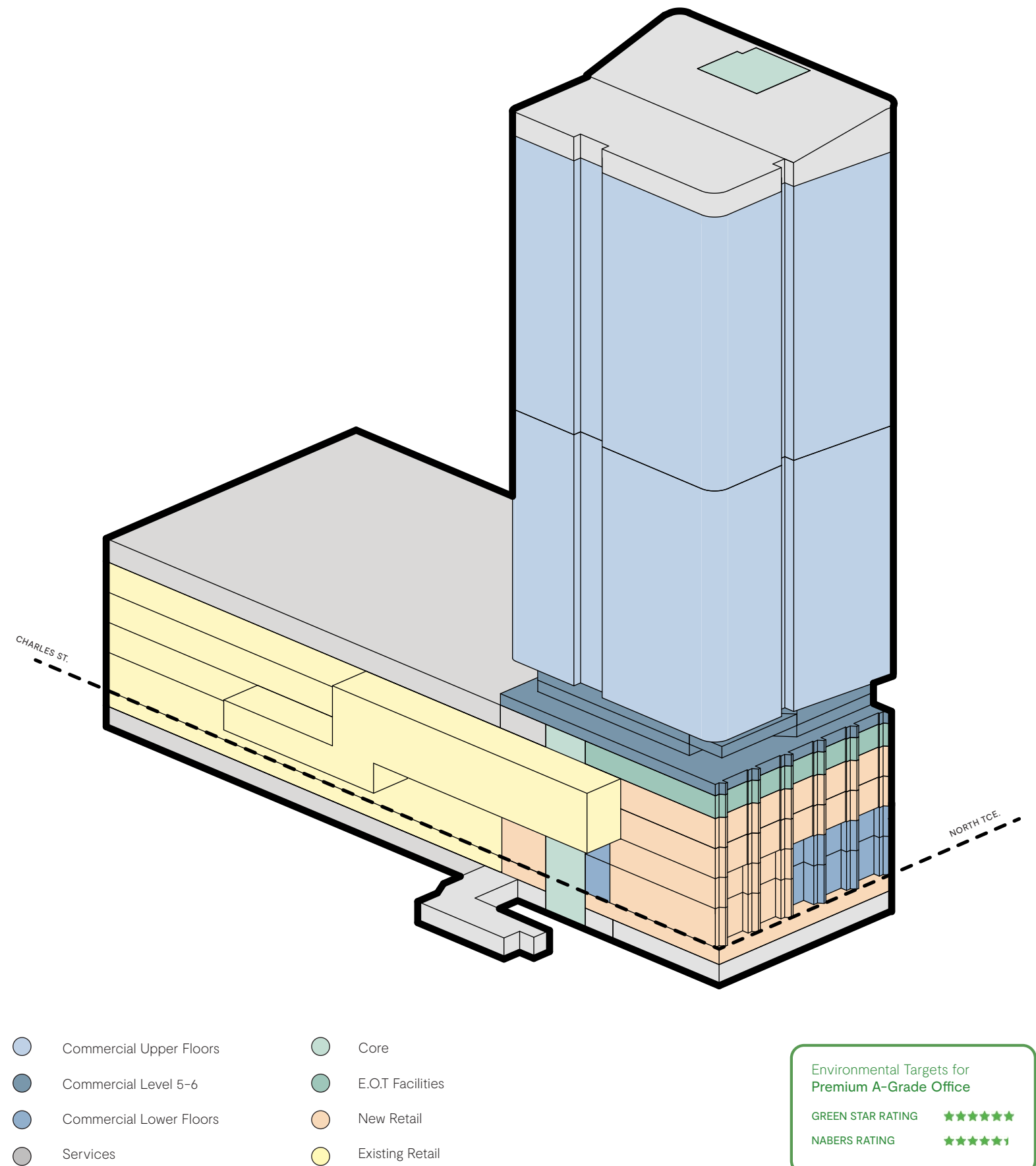
- Basement servicing/ loading via new connection to existing loading area.
- Lower ground food court to connect into existing.
- At grade double height commercial lobby with cafe retail.
- Level 2 new food and beverage precinct.
- Level 3 new retail.
- Level 4 EOT

#### Terrace Precinct - Levels 05-06:

- Levels 05 & 06 comprise recessed levels with internal commercial office & shared meeting areas along with external terrace with landscaping opportunities.
- Landscaped, communal, high value amenity.

#### Tower - Levels 07-30

- PCA Premium A-Grade commercial office tower.

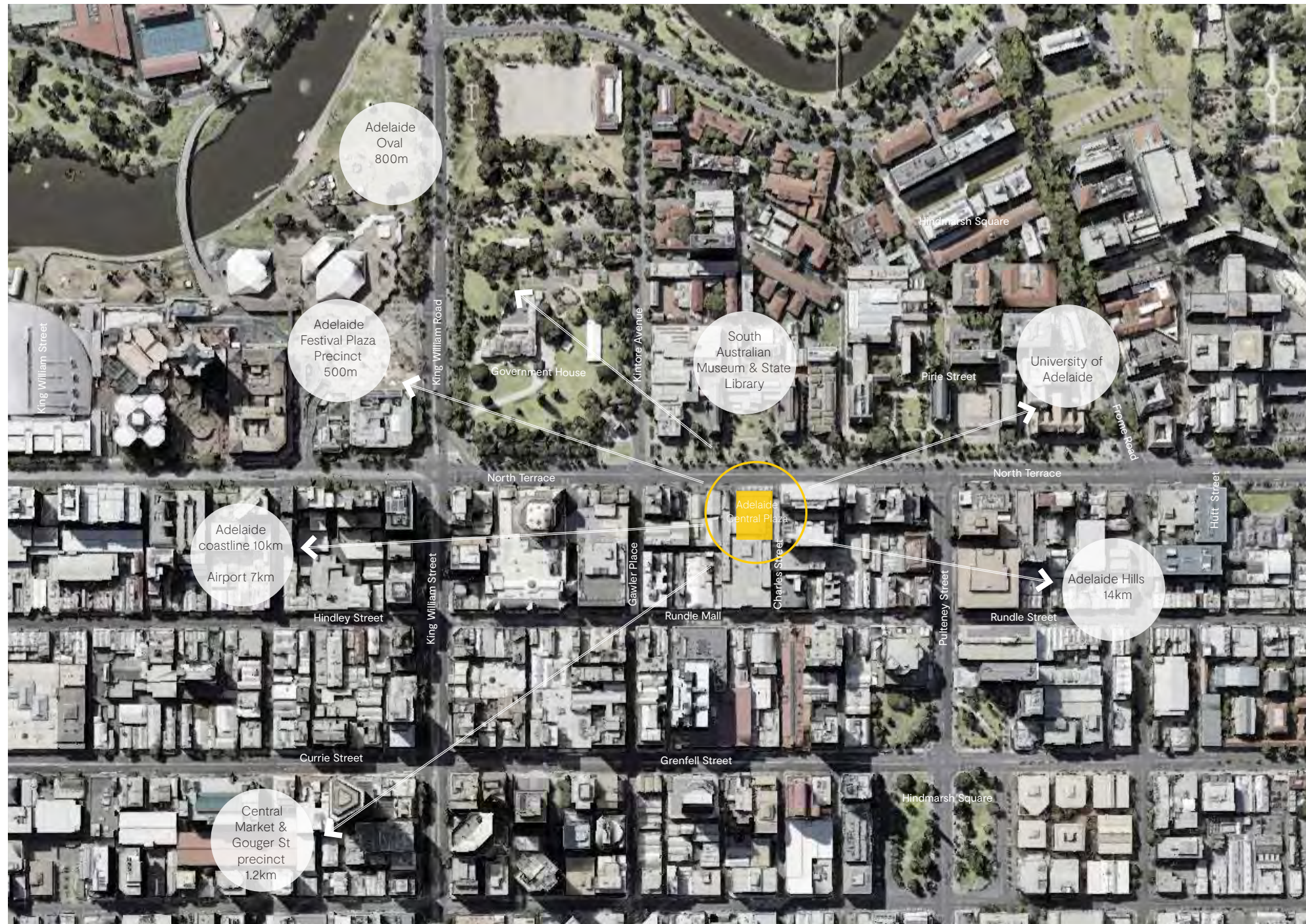






210 North Terrace  
Adelaide



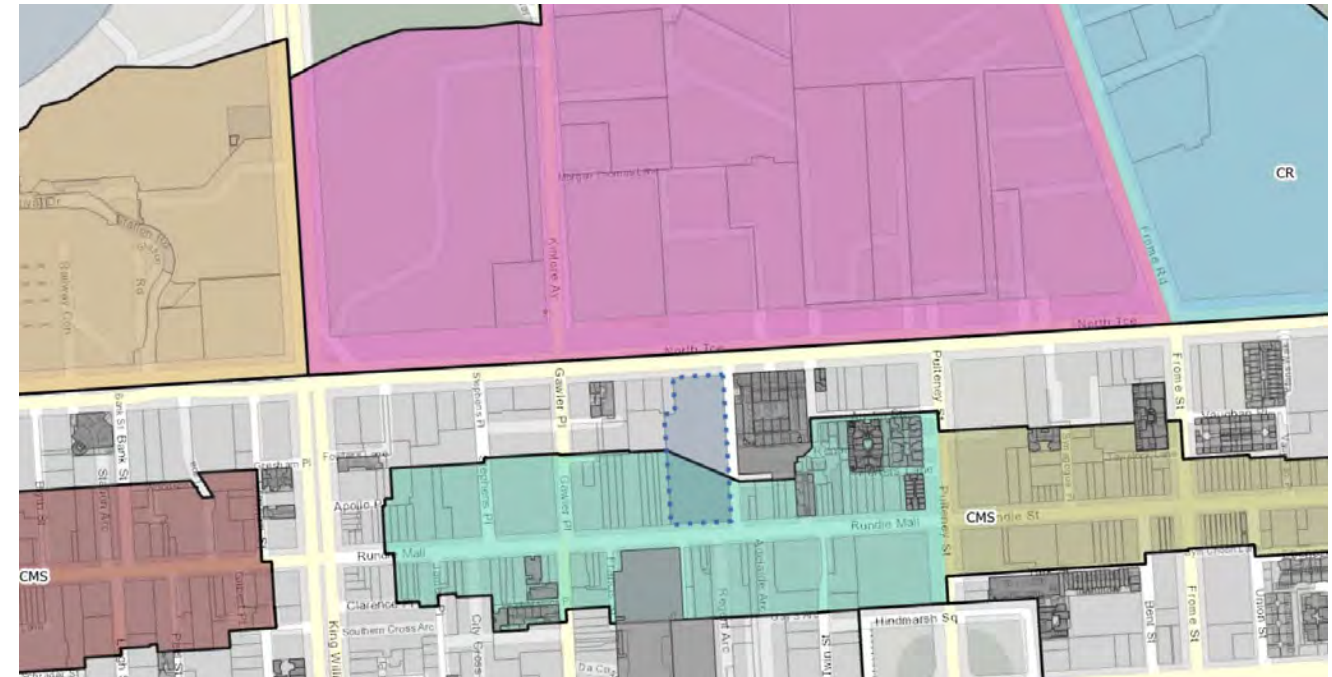


Urban Context Map



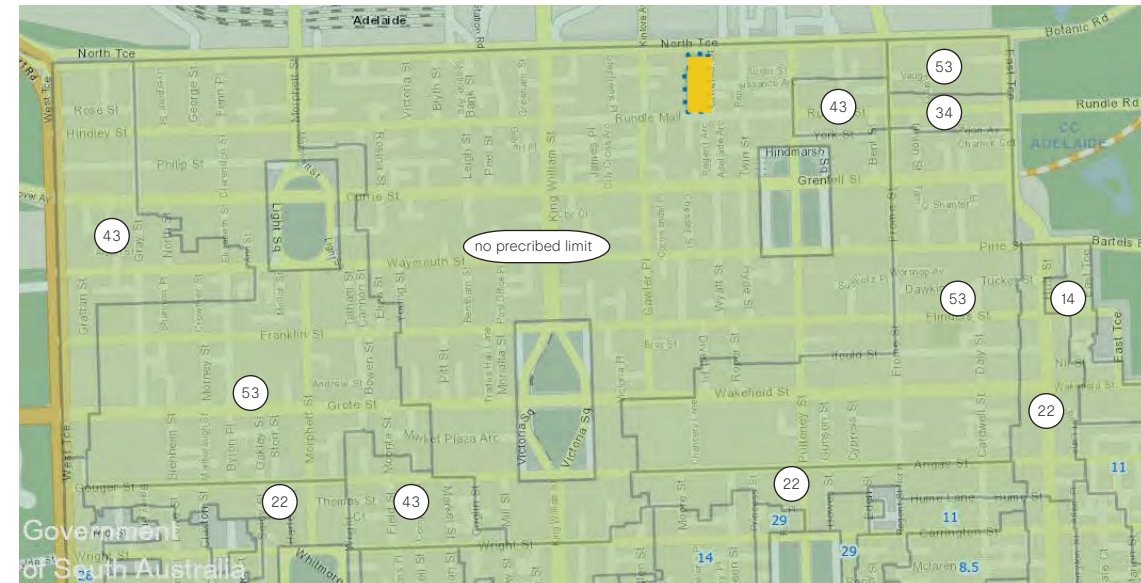
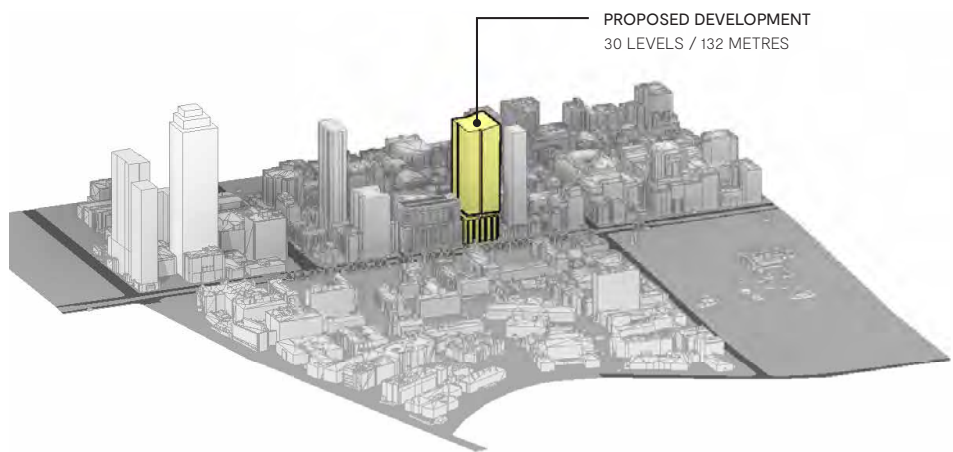


Aerial View of Adelaide + North Terrace from the North.



City Zone + Sub-zone Map

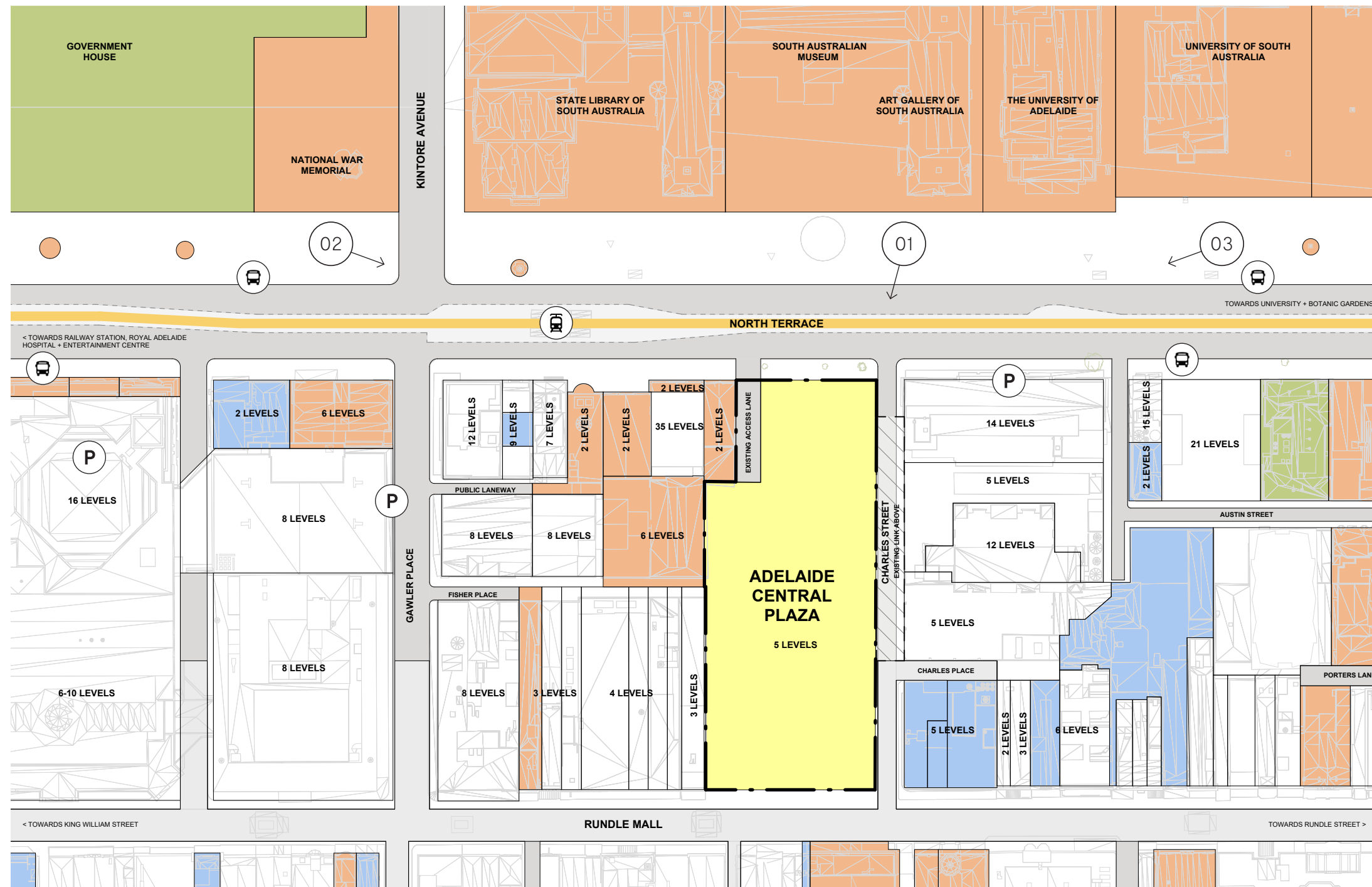
- Cultural Institutions
- Entertainment
- Hindley Street
- Innovation
- Rundle Mall
- Rundle Street



Height Restrictions

Note: No prescribed height limitations.





### Locality Plan



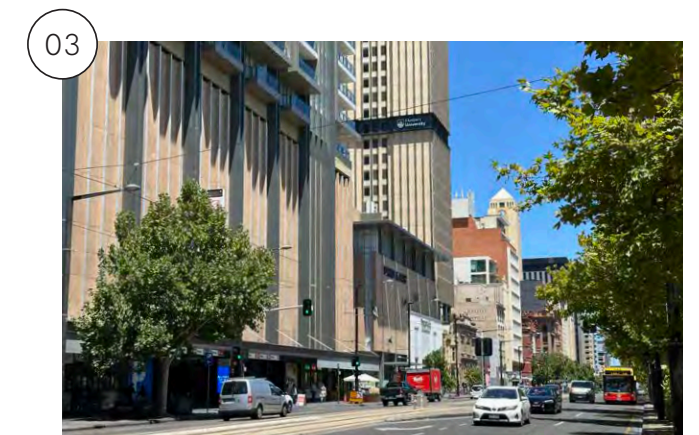
- State Heritage Area
- State Heritage Place
- Local Heritage Place
- Adelaide Central Plaza
- Botanic Line
- Tram Stop
- Bus Stop
- Parking



Site Context 01  
Adelaide Central Plaza + Charles Street.



Site Context 02  
Corner of North Terrace + Kintore Avenue.



Site Context 03  
North Terrace looking West.





### North Terrace Context

- State Heritage Area
  - State Heritage Place
  - Local Heritage Place
  - Non-Heritage Site
  - Adelaide Central Plaza
- Tram Stop
  - Bus Stop
  - Parking



**Innovation**  
North Terrace is undergoing a transformative phase with city-shaping projects, including Keystone Tower.



**Cultural Hub**  
Home to iconic institutions, vibrant public spaces, and landmarks including the Art Gallery of South Australia and the South Australian Museum.



**Heritage**  
North Terrace showcases Adelaide's rich heritage, with historic architecture, cultural landmarks, and sites that honour South Australia's layered history.

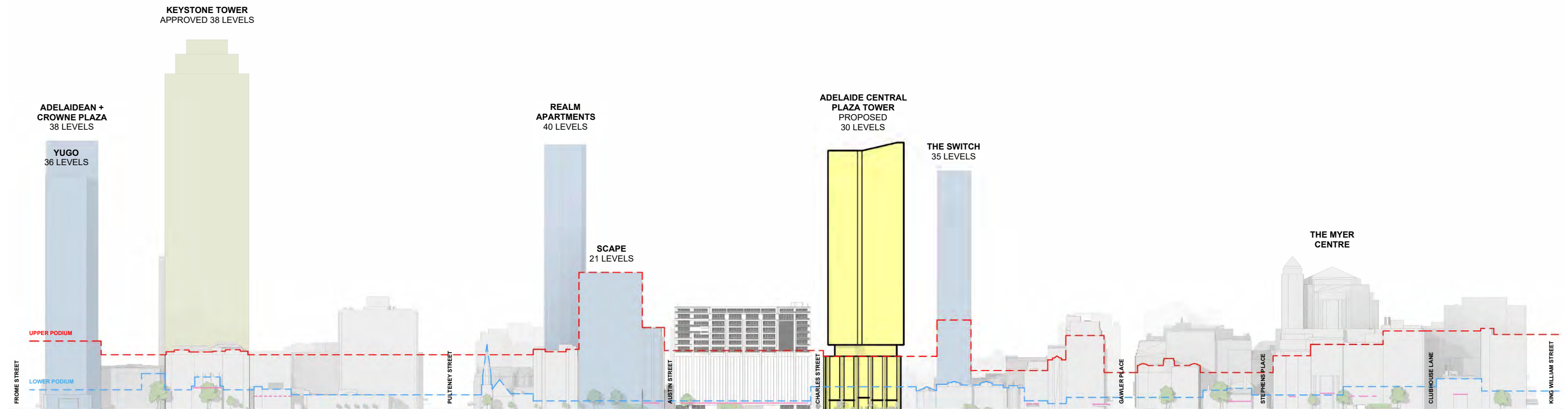


**Education + Learning**  
The area features The University of Adelaide, the University of South Australia (UniSA), and Adelaide Botanic High School, with Adelaide University set to open in January 2026.



**Walkability**  
A pedestrian-friendly area with access to public transport, shaded plazas, historic arcades, and revitalised lane ways, including the Charles Street upgrade.



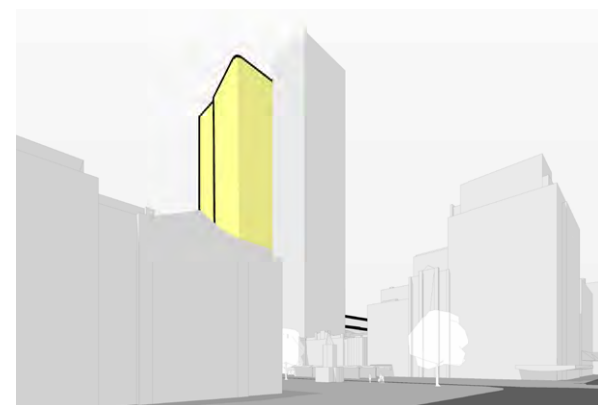


North Terrace Streetscape

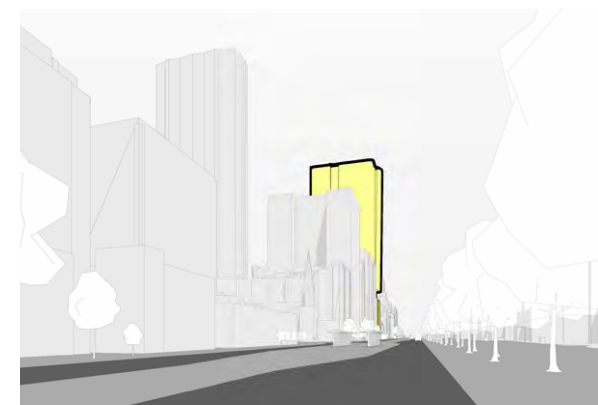
- Approved
- Completed
- Adelaide Central Plaza Tower
- Canopy
- Upper Podium
- Lower Podium



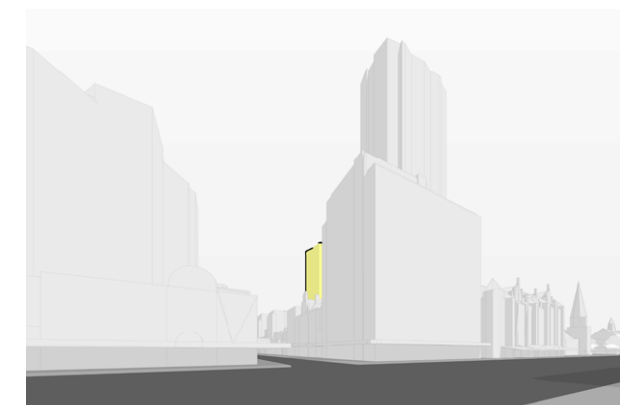
North Tce looking East.



Cnr Kintore Ave + North Terrace.

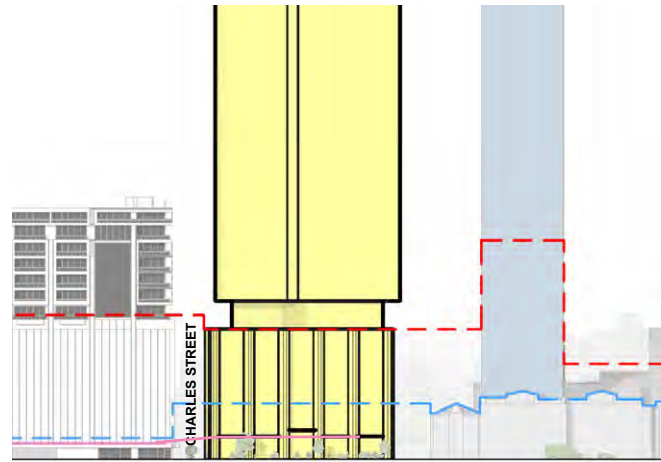


North Tce looking West.

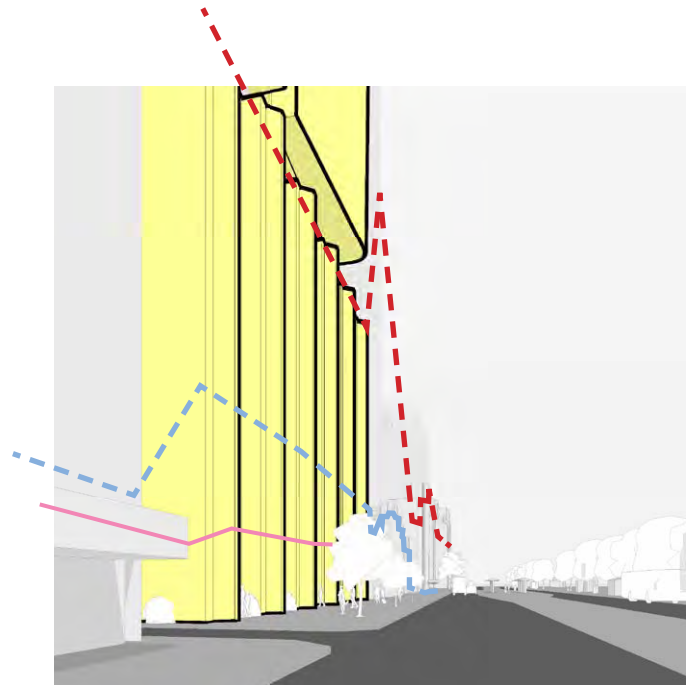


Cnr Rundle Street + Rundle Mall.

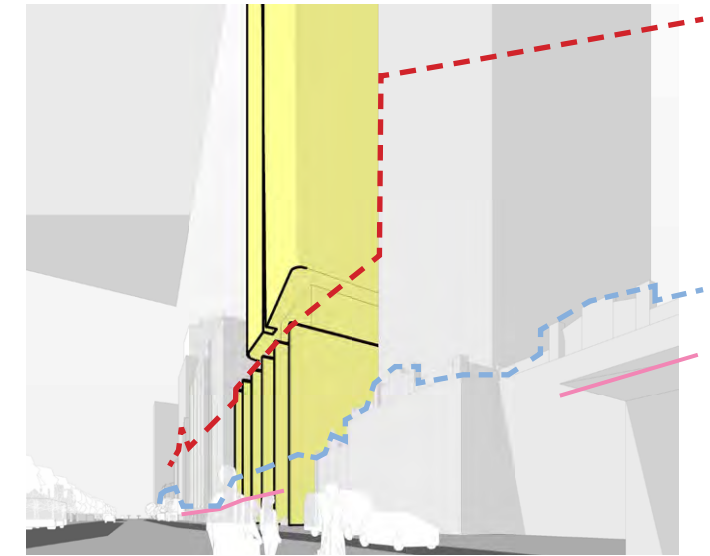




**01 Streetscape Diagram** Contextual Reference Heights  
North Elevation with outline of existing built mass and street canopies.



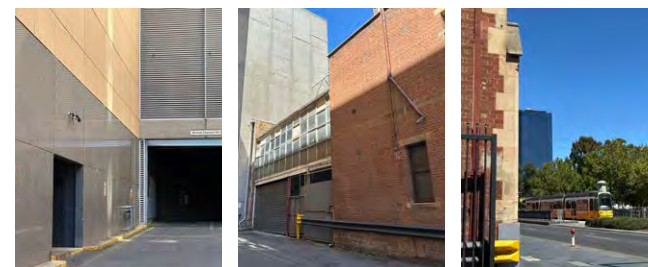
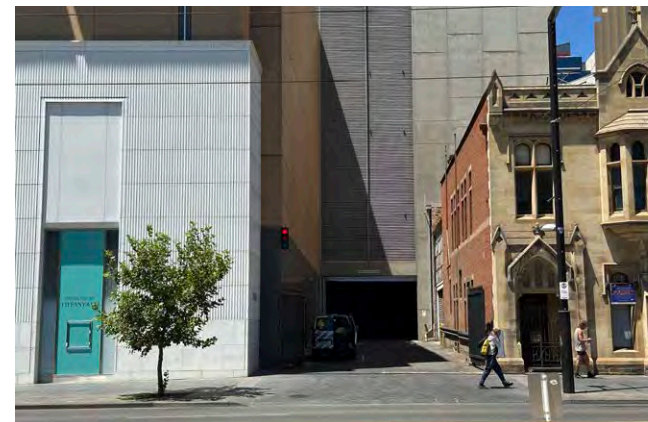
**02 Streetscape Diagram** Canopy Heights  
Corner of Charles Street looking West with outline of existing built mass and street canopies.



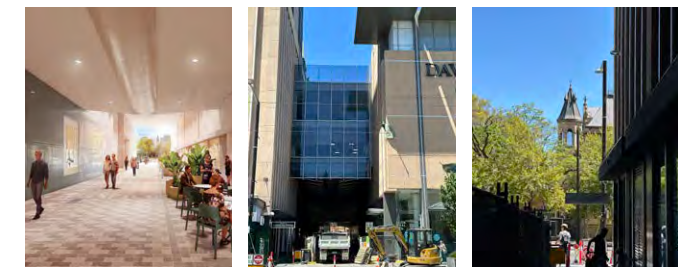
**03 Streetscape Diagram** Heritage Forms  
Art Gallery tram stop looking East with outline of adjacent state heritage buildings.



**Heritage**  
Two Level Existing State Heritage to the West of the site on North Terrace.

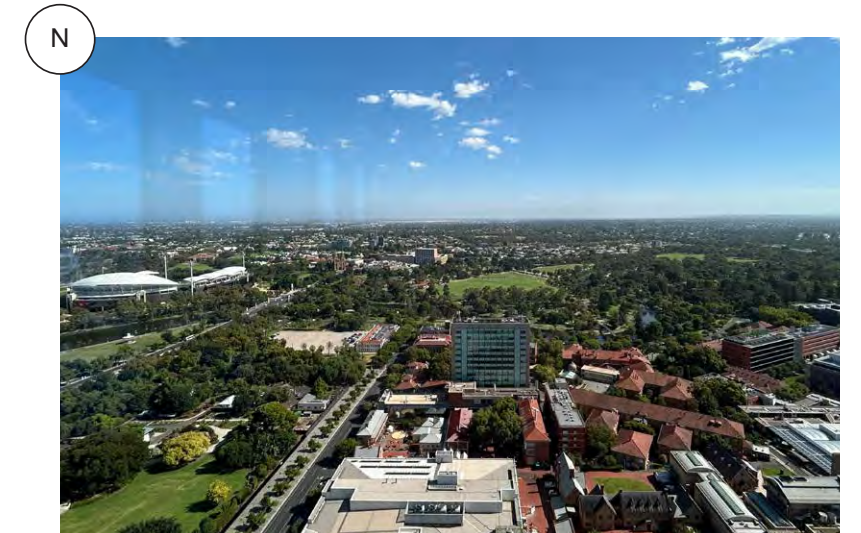
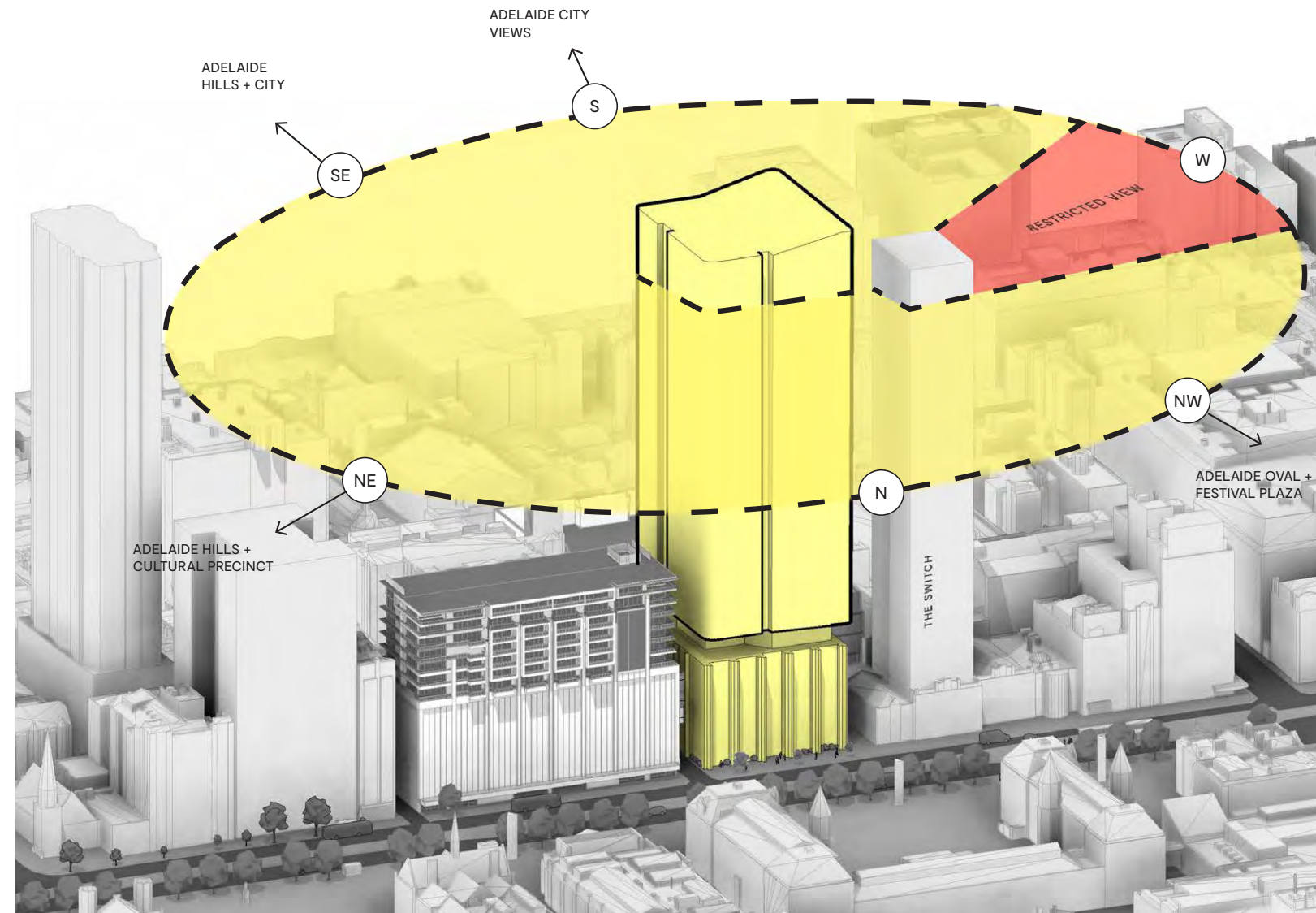


**Existing Laneway**  
Service lane with Heritage adjacency to remain. The laneway is within our site boundary with rights to neighbour. Fire egress from existing building through laneway.



**Street Activation**  
Existing built form with access along Charles Street to Rundle Mall on left. Charles Street is currently undergoing an upgrade as a key pedestrian link. Building above Charles street to remain and connection to car park to be maintained.



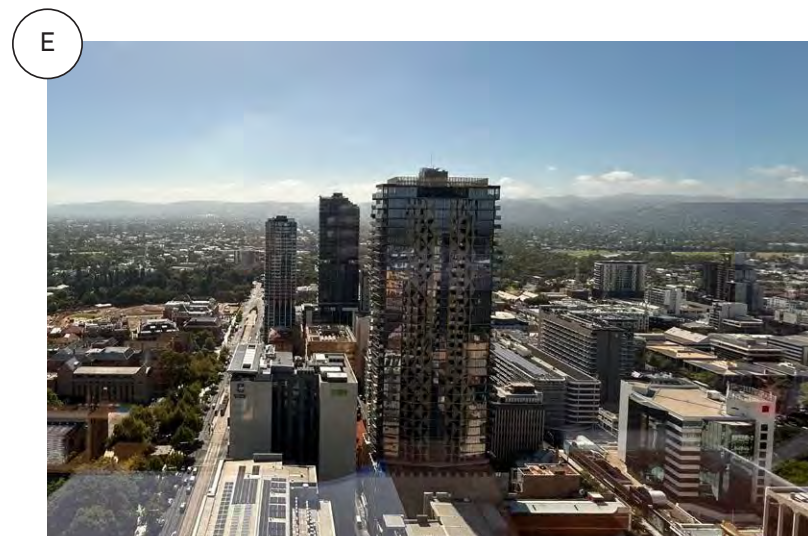


North Views towards Adelaide Oval + North Adelaide.



South Views across CBD, towards the Adelaide Hills.

Building Mass + Views from the site



East Views towards Adelaide Hills + Eastern Suburbs.



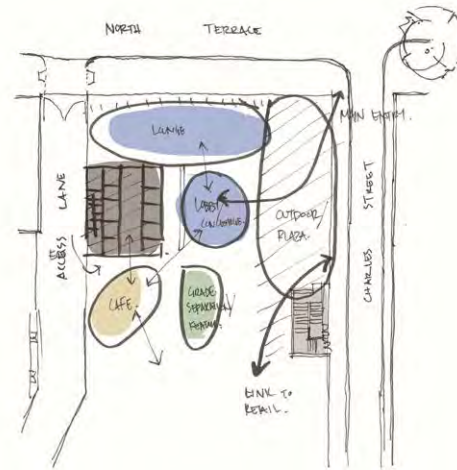
West Views towards Parliament House, Festival Plaza + Medical Precinct.





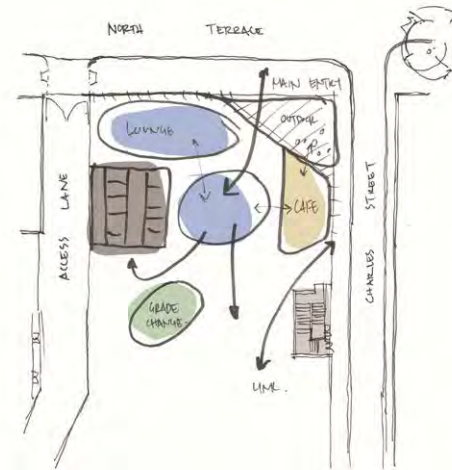


ITERATION 01



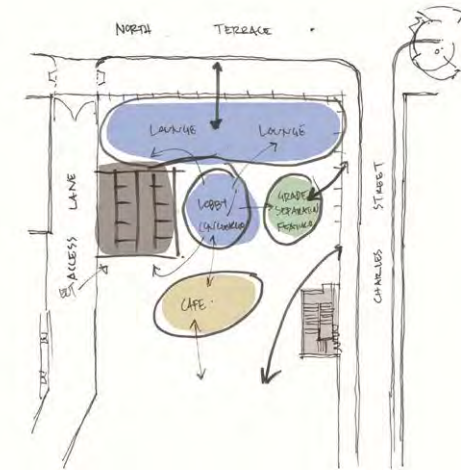
- Lobby at North Terrace Level
- Link to retail
- Entrance through shared outdoor plaza
- Cafe near core
- Engagement with key corner

ITERATION 02



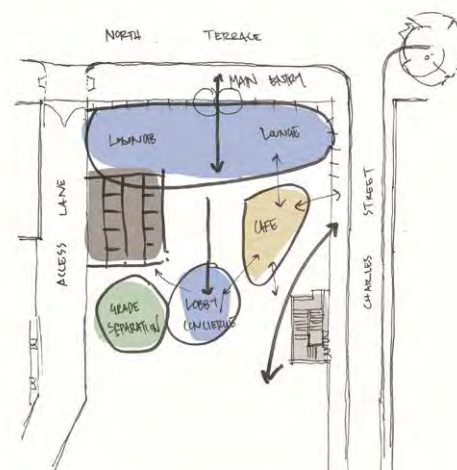
- Lobby at North Terrace Level
- Link to retail from Charles
- Entrance through shared outdoor plaza
- Cafe moved to Charles Street
- Engagement with key corner

ITERATION 03



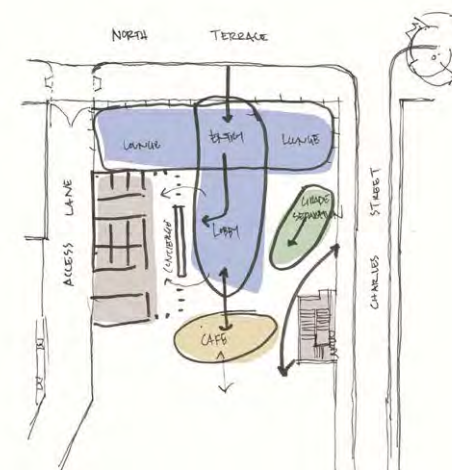
- Lobby at North Terrace Level
- Link to retail from Charles
- Cafe near retail
- Engagement with North Terrace
- Grade separation near lobby

ITERATION 04



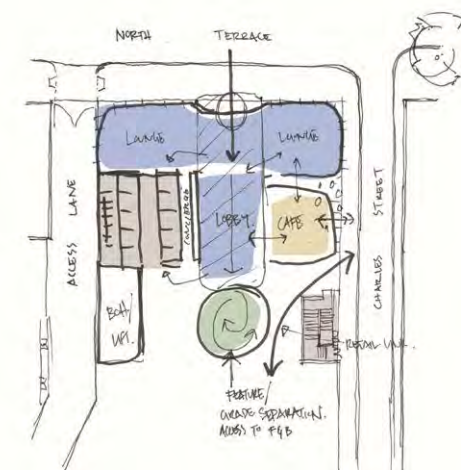
- Lobby at North Terrace Level
- Link to retail from Charles
- Cafe near Charles and lobby
- Engagement with North Terrace
- Grade separation set back

ITERATION 05



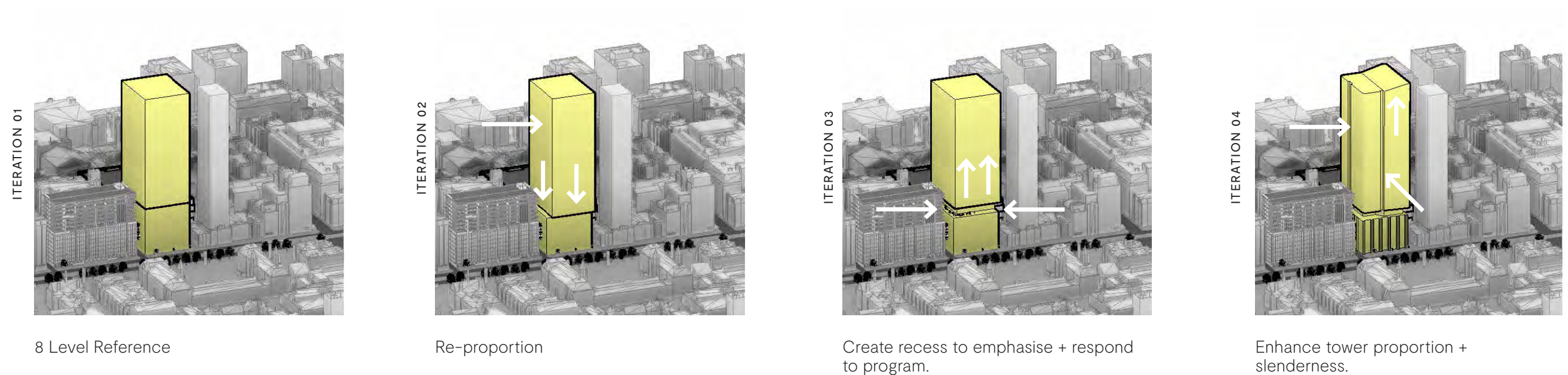
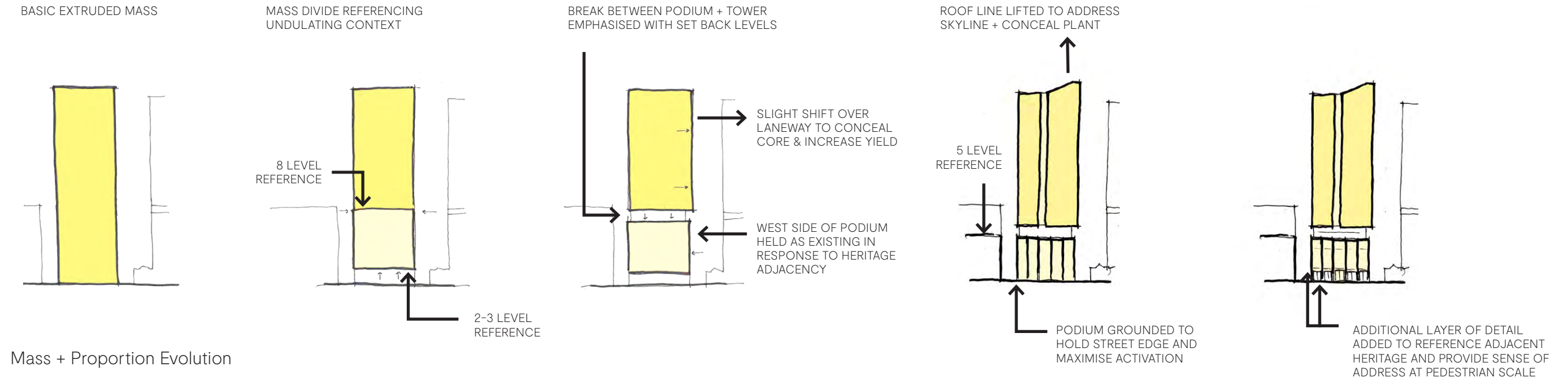
- Lobby at North Terrace Level
- Link to retail from Charles
- Cafe near retail at end of lobby
- Engagement with North Terrace
- Core split differently

ITERATION 06

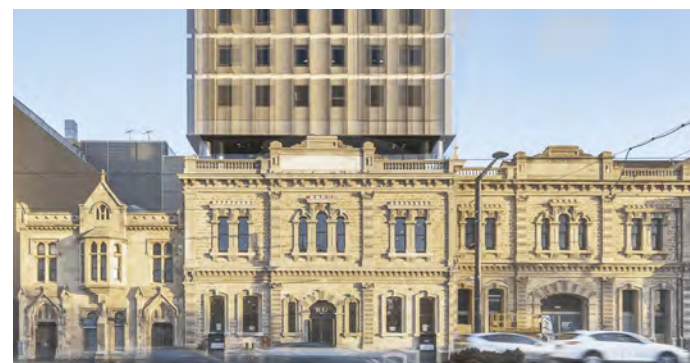
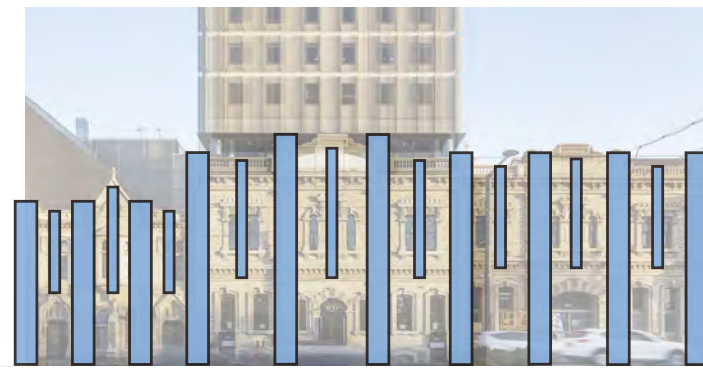
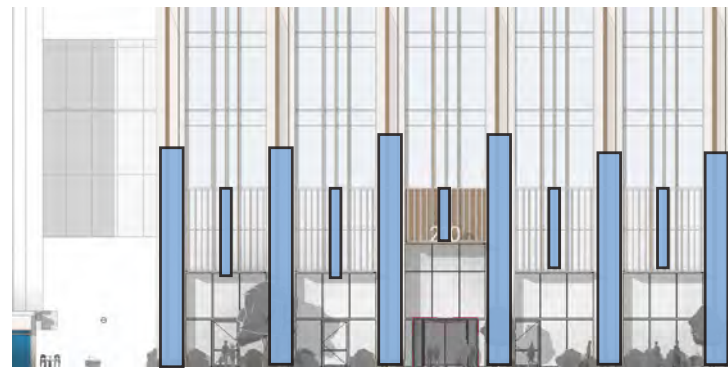
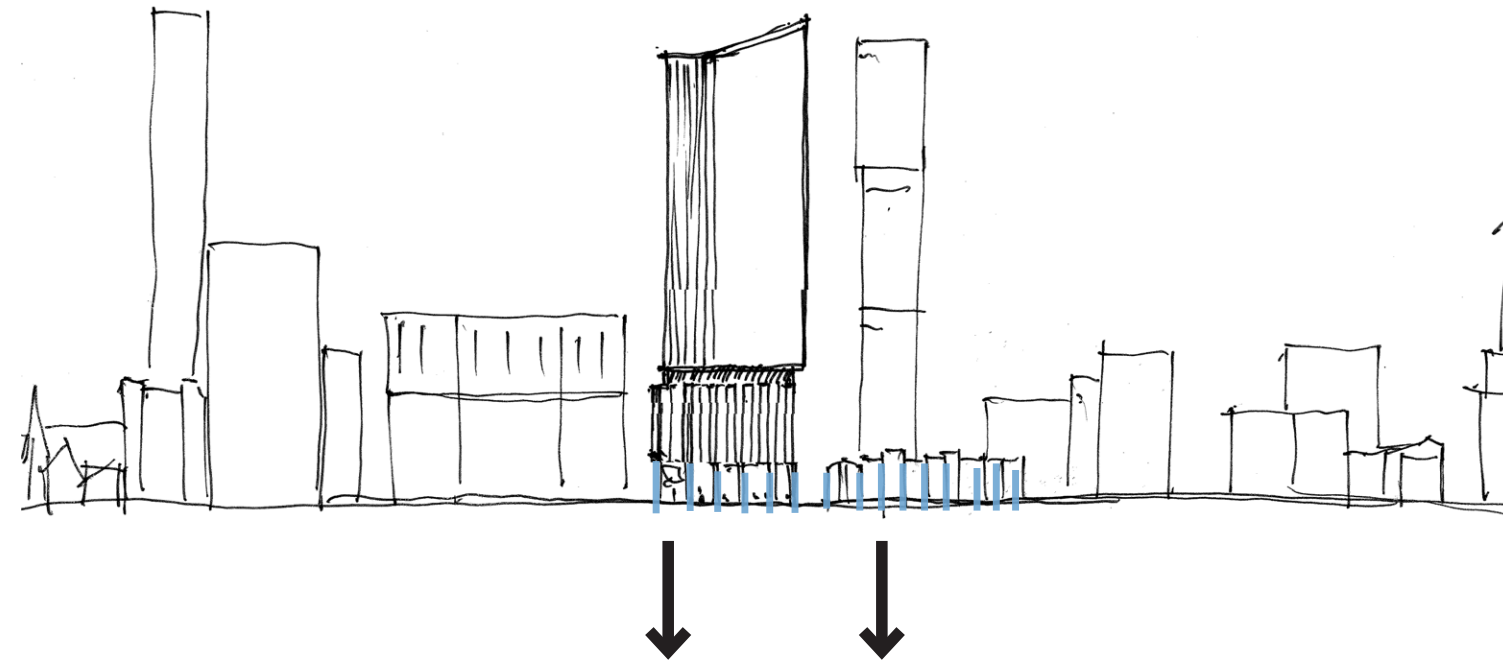


- Lobby at North Terrace Level
- Link to retail
- Cafe near lobby and Charles
- Engagement with North Terrace
- Grade separation featured as destination



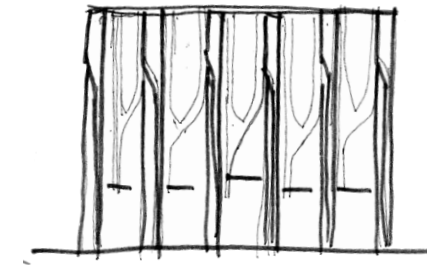




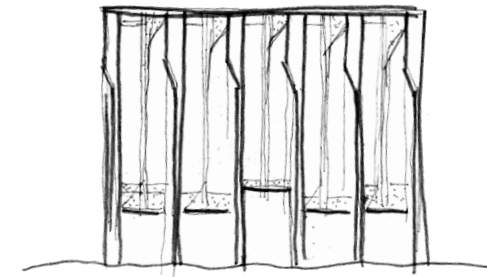


Podium Evolution

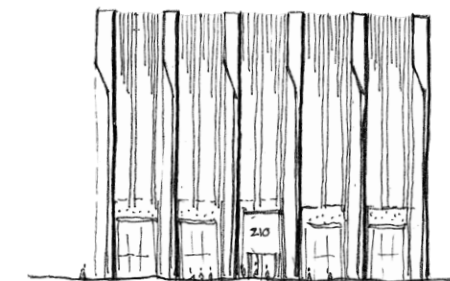
ITERATION 01



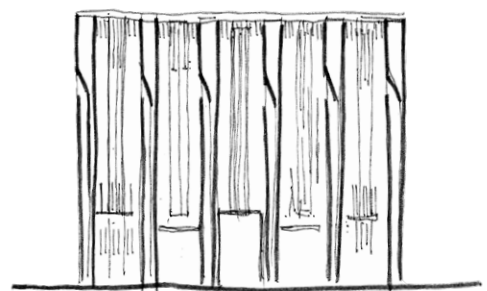
ITERATION 02



ITERATION 03



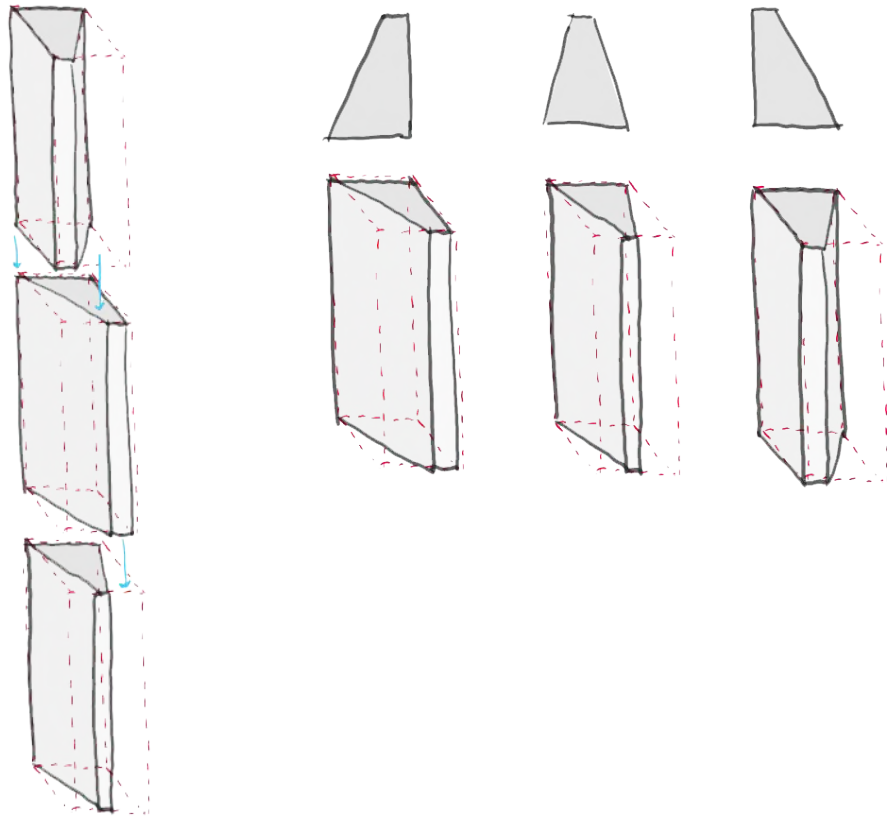
ITERATION 04





## Column Exploration 01

Varied splayed column idea to create movement up the podium.



## Key Points

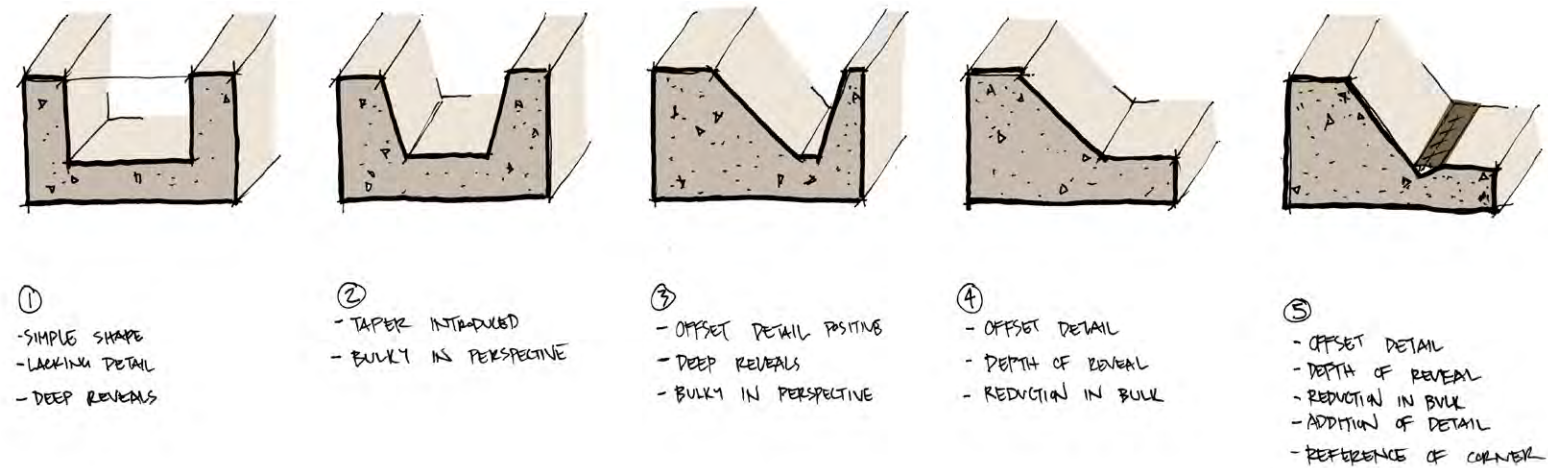
- Rhythm defined by existing heritage adjacency
- Depth + profile of masonry elements maintained & wrapped around Charles Street
- Corner grounded to hold street edge
- pedestrian scale details evolved to encourage address and activation



Arrival + Ground Activation

## Column Exploration 02

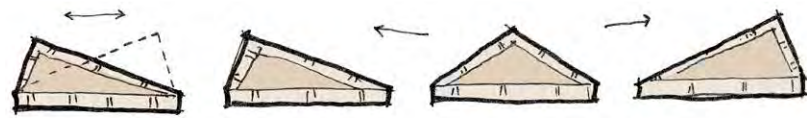
Full height column options with varied profiles.





## Fin + Facade Detail Exploration

Consistent back pan and grid with opportunity to direct facade emphasis.



## Proportion Study

Exploration of proportion and scale study during Design Review.



View from South Australian Museum Plaza



## PRECEDENTS



**Materiality**  
Metallic + glass tower.



**Form**  
Tower form tapers as it shifts to base.



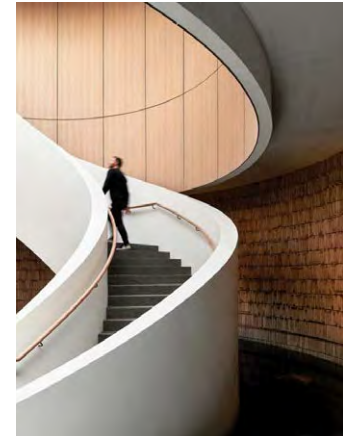
**Street Presence**  
Architectural rhythm expands,



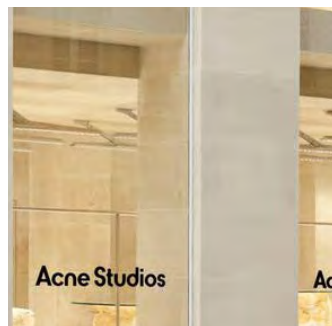
**Arrival**



**Lobby**  
Large scale with connectivity



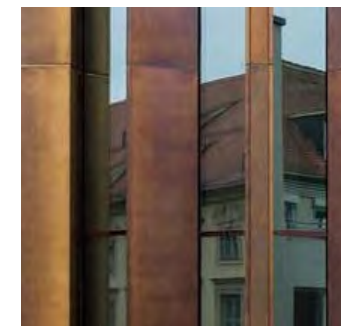
## MATERIAL PALETTE



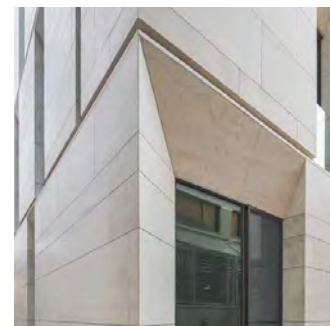
**Ground Floor**  
Sandstone/Limestone & Clear Glass.



**Ground Floor**  
Clear Glass.



**Level 2 and Canopy**  
Bronze or similar.



**Natural Stone to Podium**  
Sandstone or Limestone.



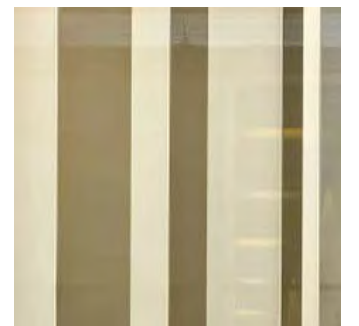
**Detail to Podium**  
Bronze coloured vertical fins + glazed elements.



**Recess in Tower**  
Grey Glass.



**Tower**  
Curved Glass at Edge.



**Metallic Element**  
Warm metallic element from podium up tower.



M.01



**Natural Limestone Cladding**  
Podium Columns.

M.02



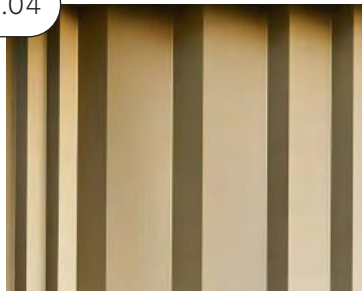
**Dark Bronze Coloured Steel & Aluminium**  
Podium detailing + canopies.  
Recessed elements in tower.

M.03



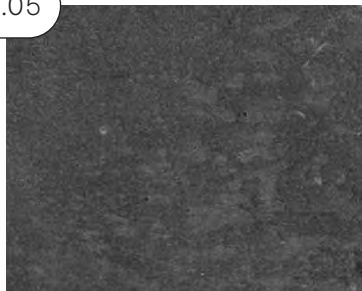
**Dark Bronze Coloured Flat Bar Balustrade**  
Terrace Balustrade.

M.04



**Copper Coloured Metallic Cladding**  
Tower detailing of fins +  
tower base.

M.05



**Charcoal Coloured Concrete**  
Upper portion of the core on  
Western Podium.



M.06



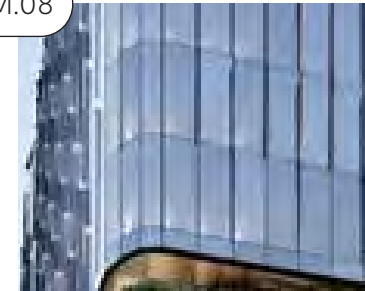
**Concrete Render Finish**  
Lower portion of the core on  
Western Podium.

M.07



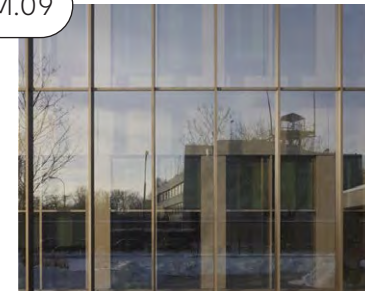
**Glass 01 - Clear**  
Ground floor retail +  
commercial.

M.08



**Glass 02 - Performance**  
To all upper commercial  
levels.

M.09



**Glass 03 - Grey**  
Tower recesses.









View East down North Terrace.



Activation of Charles Street + North Terrace corner.



Arrival to Adelaide Central Plaza Tower.





View from above Art Gallery of South Australia.

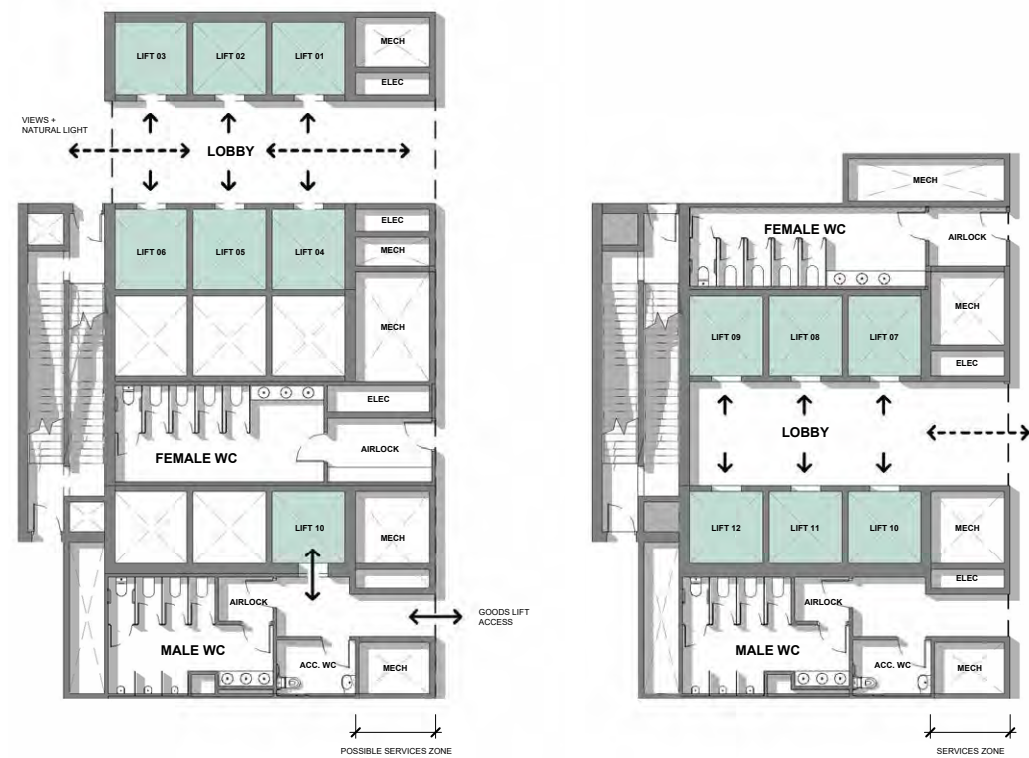


View from National War Memorial.









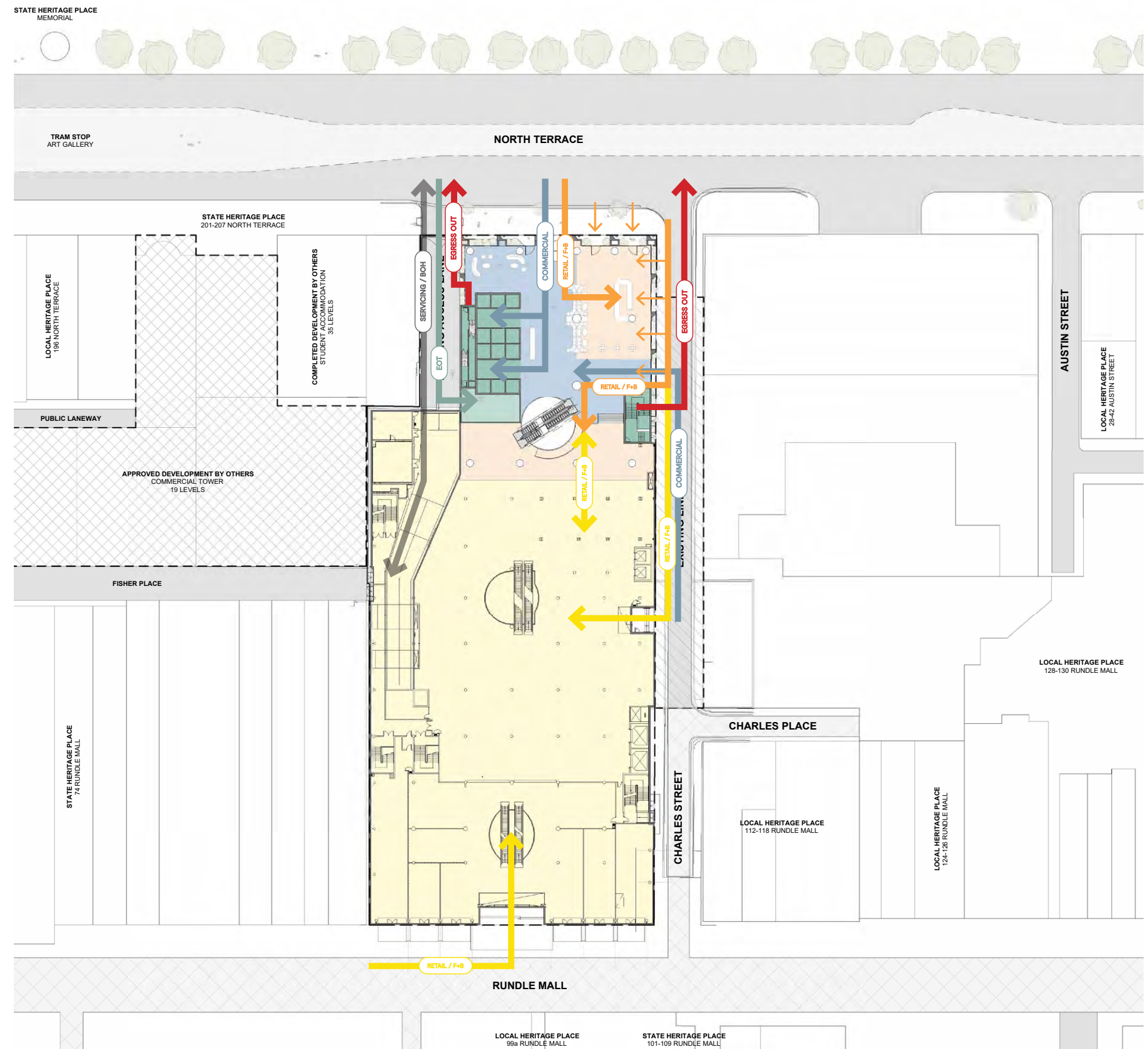
## Core Study

Low Rise Levels 12-17

High Rise Levels 18-30

## Site + Access Plan

- Commercial Upper Floors
- Commercial Level 10-11
- Commercial Lower Floors
- Services
- Core
- E.O.T Facilities
- New Retail
- Existing Retail





## Building Program

- Commercial Upper Floors
- Commercial Level 5-6
- Commercial Lower Floors
- Services
- Core
- E.O.T Facilities
- New Retail
- Existing Retail

