

Australia / Site / Published revision 1

NEXTDC S4 Sydney

365 MW · IT load

Advertised S4 development capacity

Also known as: S4 Sydney Data Centre · S4 Horsley Park · NEXTDC S4 Data Centre Horsley Park

Development status: under construction, planned

NEXTDC hyperscale and colocation development in western Sydney, with construction underway and completion advertised for 2027. The operator markets 365 MW IT capacity; planning and contractor figures require scope reconciliation. No operational capacity has been established.

Last researched: 2026-10-09 | Last verified: Not independently verified

Tracked dataset only. Unknown values are not zero. Evidence dates and measurement definitions must be considered when comparing sites.

Site photographs

No approved property photo available.

Site profile

Field	Published information
Operator	NEXTDC [1] [8]
Owner	Unknown
Business model	colocation [10]
Scale	hyperscale [1] [6]
Country	Australia [6]
State / region	New South Wales [6] [8]
Metro area	Sydney [5] [6]
City / locality	Horsley Park [1] [4]
Address	16 Johnston Crescent, Horsley Park, NSW 2175 [4] [10]
Coordinates	Unknown · unknown precision. Property identified through street address and Lot 305 planning evidence; no independently corroborated geographic point established.
Parent	Not assigned

Capacity evidence

Do not add these claims together. IT load, facility power, grid connection and unspecified power are different measurements. Cumulative and incremental scopes remain separate.

Measurement	Development scope	Evidence / accounting
365 MW IT load	Advertised S4 development capacity planned · cumulative	[1] reported · 2026-10-09 Excluded from totals. Undated live operator page; as_of is retrieval date, not commissioning or publication date. No evidence of delivered capacity.
300 MW IT load	S4 Lot 305 community information planned · unclear	[2] conflicting · 2026-10-09 Excluded from totals. Retrieval date of undated operator page. Differs from current 365 MW facility marketing; scope and freshness unresolved.
300 MW Unspecified power	Original S4 target subject to development approval planned · cumulative	[5] reported · 2021-07-29 Excluded from totals. Announcement date; historical development target, not actual commissioned load.
294 MW Facility power	Amended SSD-63741210 development power consumption planned · cumulative	[4] reported · 2025-12-24 Excluded from totals. Signed assessment/determination date. Facility consumption must not be combined with IT-capacity marketing figures.
232 MW Facility power	Original EIS proposal power consumption planned · cumulative	[4] reported · 2024-06-20 Excluded from totals. Date of original EIS explicitly identified in assessment report; superseded by amended 294 MW consumption.
250 MW Unspecified power	Planning portal synopsis operational capacity planned · unclear	[3] conflicting · 2026-10-09 Excluded from totals. Retrieval date. Operational describes proposed capacity, not proof the site is operating. Synopsis also retains six buildings, unlike amended assessment configuration.
350 MW Unspecified power	Multiplex S4 project headline under construction · unclear	[6] conflicting · 2026-10-09 Excluded from totals. Retrieval date of undated contractor page. Unclear whether headline covers full campus or construction package.
350 MW IT load	S4 capacity reported at construction commencement under construction · unclear	[7] conflicting · 2026-03-30 Excluded from totals. Industry article publication date; differs from current operator 365 MW IT marketing.

Development timeline

2021-07-29 · announcement · S4 site secured

NEXTDC announced the Horsley Park development and original capacity target, subject to approval. [5]

2025-12-24 · actual_approval · State Significant Development approved

SSD-63741210 received NSW approval. [8]

2026-03-30 · announcement_of_actual_construction · Construction commencement reported

DCD reported Multiplex had announced official commencement; exact start day was not established. [7]

2026-08-07 · actual_approval · Design modification approved

Modification 1 approved changes to ancillary infrastructure, acoustic walls, fuel storage and landscaping. [11]

2027 · planned_completion · Contractor completion target

Multiplex project page advertises 2027 completion; commissioning scope remains unclear. [6]

Disclosed specifications

Advertised technical space: 124,000 m²

Operator description; the original announcement used the same figure for land area. Area definitions require reconciliation. [1]

Original announced land area: Approximately 124,000 m²

Historical broader site claim; do not equate with approved Lot 305 area. [5]

Approved development site area: 8.206 ha

Assessment report distinguishes the site from external HV route and substation works. [4]

Amended gross floor area: 61,695 m²

Includes 56,464 m² data halls and 5,231 m² offices; not equivalent to advertised technical space. [4]

Data halls: 24

Amended planning scheme; not rack count. [4]

Contractor facility area: 30,743 m² across two four-storey buildings

Contractor package description; relationship to full approved GFA unresolved. [6]

Electricity infrastructure: 330 kV substation and approximately 2.6 km HV connection to TransGrid Sydney West

Planning infrastructure; voltage does not establish grid capacity in MW. [4]

Proposed cooling and water efficiency: High-efficiency chillers; target WUE 1.5 L/kWh

Design targets, not measured operating performance. [4]

Certification: Target Uptime Institute Tier IV

No achieved S4 certification established. [1]

Connectivity: Located on several network interconnects

Operator marketing; no site-specific carrier list independently established. [1]

Research gaps

- Corroborated coordinates and Google Maps listing

- Current registered landowner and completion of historical purchase
- Reconciliation of campus, approved development and construction package capacities
- Commissioning dates and delivered IT capacity
- Named tenants, rack count and rack density
- Achieved facility certifications and site-specific energy procurement
- Reusable current property photography

Sources and field evidence

Attribution does not establish independent verification or permission to reuse images. URLs refer to public evidence.

[1] S4 Sydney Data Centre

<https://www.nextdc.com/data-centres/sydney-data-centres/s4-sydney>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies Horsley Park, development status, 365 MW IT capacity, 124,000 m² technical space and target Tier IV certification; intended customers include hyperscale providers, enterprises and government.

[2] S4 Sydney - Lot 305 Conditions of Consent

<https://www.nextdc.com/s4-lot-305-conditions-of-consent>

Published: Unknown · Retrieved: 2026-10-09

Operator approval-document index reports approval and mobilisation; its community information still displays 300 MW IT capacity and development status.

[3] NEXTDC S4 Data Centre Horsley Park

<https://www.planningportal.nsw.gov.au/major-projects/projects/nextdc-s4-data-centre-horsley-park>

Published: Unknown · Retrieved: 2026-10-09

NSW project SSD-63741210 in Fairfield City; approved 24 December 2025. Portal synopsis reports six buildings and 250 MW operational capacity.

[4] NEXTDC S4 Horsley Park — State Significant Development Assessment Report

<https://www.nextdc.com/hubfs/S4%20-%20Lot%20305%20Conditions%20of%20Consent/1.%20Applications%20and%20Approvals/Signed%20-%20SSD-SSI%20Assessment%20Report.pdf>

Published: Unknown · Retrieved: 2026-10-09

Published December 2025; signed determination 24 December 2025. Identifies 16 Johnston Crescent, amended consumption of 294 MW versus original 232 MW, 8.206 ha site, 61,695 m² GFA, 24 data halls and HV connection works.

[5] NEXTDC announce a new 300MW facility for Sydney

<https://www.nextdc.com/news/nextdc-announce-new-300mw-facility-sydney>

Published: 2021-07-29 · Retrieved: 2026-10-09

Announces securing a Horsley Park site approximately 42 km west of Sydney CBD; approximately 124,000 m² land and target 300 MW subject to approval. Contains conceptual property renderings.

[6] NEXTDC S4 Data Centre — Hyperscale Digital Infrastructure

<https://www.multiplex.global/projects/nextdc-s4-sydney/>

Published: Unknown · Retrieved: 2026-10-09

Builder identifies NEXTDC as client, NSW Australia, under-construction status, 2027 completion, 350 MW headline and a 30,743 m² facility across two four-storey buildings.

[7] Australia's NextDC breaks ground on Sydney data center

<https://www.datacenterdynamics.com/en/news/australias-nextdc-breaks-ground-on-sydney-data-center/>

Published: 2026-03-30 · Retrieved: 2026-10-09

Industry report attributes official construction commencement to Multiplex and reports 350 MW IT capacity at S4 Horsley Park.

[8] S4 Sydney Data Centre Development Approval — ASX Release

<https://investorpa.com/announcement-pdf/20251224/239741.pdf>

Published: 2025-12-24 · Retrieved: 2026-10-09

Public copy of NEXTDC release confirms State Significant Development approval for S4 Horsley Park, New South Wales, reference SSD-63741210.

[9] SEARs Request — NEXTDC S4 Data Centre — Horsley Park

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=PDA-63433217!20231016T022604.107+GMT>

Published: 2023-10-16 · Retrieved: 2026-10-09

Earlier address 3-5 Johnston Crescent; proposed Lot 305, excluding Lot 306. CSR Limited owned the land at that time, with NEXTDC purchase settlement anticipated at end-2023; identifies Johnston Crescent and Burley Road frontages.

[10] Sydney Data Centres — Colocation & Cloud Connectivity

<https://www.nextdc.com/data-centres/sydney-data-centres-colocation>

Published: Unknown · Retrieved: 2026-10-09

Operator includes S4 in Sydney colocation portfolio, gives Horsley Park NSW 2175 and 365 MW target IT capacity. S4 certifications are targets and PUE remains in planning.

[11] NEXTDC S4 Modification 1 — Design Modifications

<https://www.planningportal.nsw.gov.au/major-projects/projects/nextdc-s4-modification-1-design-modifications>

Published: Unknown · Retrieved: 2026-10-09

Modification SSD-63741210-Mod-1 approved 7 August 2026; changes concern pump/fire buildings, water tanks, acoustic walls, fuel storage and landscaping.

Name: [1] [3]

Aliases: [1] [3]

Kind: [5] [9]

Country: [6]

Region: [6] [8]

City: [1] [4]

Metro: [5] [6]

Address: [4] [10]

Operator: [1] [8]

Business Model: [10]

Scale: [1] [6]

Statuses: [1] [6]

Summary: [1] [3] [4] [6]

Location: [4] [9]

Stable identifier: 0d2610ec-2f9f-49da-b47d-eaf682e5fe2d