

Australia / Site / Published revision 1

NEXTDC S7 Sydney

≥550 MW · IT load

Future S7 campus IT capacity

Also known as: S7 Sydney Data Centre · NEXTDC S7 Data Centre, Eastern Creek · S7 Eastern Creek

Development status: planned

Planned NEXTDC hyperscale campus in Eastern Creek, western Sydney. Operator material reports 550 MW+ IT capacity, while SSD-113934740 reports 612 MW without specifying the power basis. The planning portal remains at Prepare EIS. OpenAI collaboration is announced under an MoU; operation and development approval are not 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] [4]
Owner	Unknown
Business model	unknown
Scale	hyperscale [1] [4]
Country	Australia [1] [7]
State / region	New South Wales [1]
Metro area	Sydney [1] [2]
City / locality	Sydney [1] [4]
Address	Honeycomb Drive, Eastern Creek, NSW, Australia (street-level identification; street number unconfirmed) [5]
Coordinates	Unknown · area precision. Eastern Creek locality established by operator sources; industry reporting places the parcel south of Honeycomb Drive and east of Future Archbold Road. No independently corroborated property point was obtained.
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
≈550 MW Unspecified power	Potential full S7 development planned · cumulative	[2] reported · 2024-10-17 Excluded from totals. Announcement-date potential capacity, subject to development approval; not commissioned load. Source does not explicitly identify IT versus total facility power.
≥550 MW IT load	Future S7 campus IT capacity planned · cumulative	[1] reported · 2026-10-09 Excluded from totals. As-of date is retrieval of an undated operator page. Source displays 550 MW+ IT capacity; plus notation is retained as a lower-bound claim. FY26 presentation still reports approximately 550 MW+ planned power. Do not add to other campus figures.

Measurement	Development scope	Evidence / accounting
612 MW Unspecified power	Campus proposed under SSD-113934740 planned · cumulative	[3] reported · 2026-10-09 Excluded from totals. As-of date is retrieval of the undated live planning record. Operational capacity describes the intended operating proposal, not an operational status. Power basis is unspecified and remains unreconciled with the operator IT figure.

Development timeline

2024-10-17 · announcement · S7 land purchase agreement announced

NEXTDC announced an agreement to buy the Eastern Creek site, with progressive FY25 settlements anticipated subject to conditions. [2]

2025-12-05 · announcement · OpenAI infrastructure MoU

NEXTDC announced an MoU to collaborate on a hyperscale AI campus and GPU supercluster at S7. [4]

2027 H2 · planned · Initial phase delivery target

First-phase delivery targeted for the second half of calendar 2027, subject to necessary approvals; no actual delivery established. [4]

Disclosed specifications

Developable land area: Approximately 258,000 m²

Operator acquisition announcement; distinct from technical floor area. [2]

Reported parcel area: 255,135 m²

Industry reporting; difference from operator developable-area figure remains unresolved. [5]

Planning reference: SSD-113934740; Blacktown LGA; Prepare EIS

Live planning record retrieved 2026-10-09; approval not established. [3]

Proposed buildings: Three two-storey data-storage buildings

Portal description. Industry reporting describes nine preliminary buildings across three blocks; hierarchy and revision history require reconciliation. [3]

Backup power and electrical infrastructure: 340 diesel generators, diesel storage and onsite substation proposed

Planned infrastructure; grid connection capacity and energisation date not disclosed in the reviewed portal summary. [3]

Planned cooling: Closed-loop high-density liquid cooling

December 2025 operator statement says ongoing potable drinking water would not be required for cooling; final approved engineering design is unconfirmed. [4]

Public AI partnership: OpenAI MoU

Planning and development collaboration; does not establish an operating tenant, binding lease or allocated MW. [4]

Initial capacity: TBD

Explicitly undisclosed in FY26 results presentation, page 32. [6]

Capital structure: Third-party capital and JVCo options under evaluation

FY26 presentation discusses potential asset-level financing and partnerships for S4 and S7; no completed ownership transfer established. [6]

Research gaps

- Precise coordinates, cadastral boundaries and confirmed street number
- Registered landowner and completion of all land-parcel settlements
- Development consent, construction commencement and actual energisation
- Reconciliation of 550 MW+, 612 MW and secondary reports of 650 MW
- Initial-phase capacity and final building hierarchy
- Final cooling and water-supply design
- Site-specific certifications, rack count, density, PUE and connectivity carriers
- Binding OpenAI tenancy terms and committed site capacity
- Reusable property photography

Sources and field evidence

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

[1] S7 Sydney Data Centre

<https://www.nextdc.com/data-centres/sydney-data-centres/s7-sydney>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies Eastern Creek in Sydney, New South Wales; labels S7 in planning, hyperscale, and 550 MW+ IT capacity. Technical area remains TBD.

[2] NEXTDC Announces Massive Expansion Plans with Acquisition of S7 Data Centre Site in Sydney

<https://www.nextdc.com/news/nextdc-acquires-new-sydney-data-centre-s7>

Published: 2024-10-17 · Retrieved: 2026-10-09

Announces a purchase agreement for Eastern Creek land, approximately 258,000 square metres of developable area and approximately 550 MW potential capacity, subject to approval. Parcel settlements were expected progressively in FY25. S4 is a separate Horsley Park site.

[3] NEXTDC S7 Data Centre, Eastern Creek — NSW Planning Portal

<https://www.planningportal.nsw.gov.au/major-projects/projects/nextdc-s7-data-centre-eastern-creek>

Published: Unknown · Retrieved: 2026-10-09

SSD-113934740, Blacktown LGA, Prepare EIS. Proposal describes 612 MW operational capacity, three two-storey data-storage buildings, 340 backup diesel generators, fuel storage and an onsite substation.

[4] NEXTDC to Join OpenAI in Australia as an Infrastructure Partner

<https://www.nextdc.com/news/building-the-next-generation-of-sovereign-ai-infrastructure-in-australia>

Published: 2025-12-05 · Retrieved: 2026-10-09

Announces an OpenAI MoU for planning, developing and operating an AI campus at S7. Describes planned closed-loop liquid cooling without ongoing potable cooling water, and a first-phase target of second-half 2027 subject to approvals.

[5] NextDC S7 Australian data center to offer 612MW of capacity, OpenAI Stargate planned as customer

<https://www.datacenterdynamics.com/en/news/australian-stargate-data-center-in-sydney-will-offer-612mw-of-capacity/>

Published: 2026-07-02 · Retrieved: 2026-10-09

Industry report locates a 255,135-square-metre parcel south of Honeycomb Drive and east of Future Archbold Road. Reports a preliminary nine-building layout across three blocks, differing from the portal's three-building description.

[6] NEXTDC FY26 Results Presentation

<https://www.nextdc.com/hubfs/Financial%20Reports/FY26/NEXTDC%20FY26%20Results%20Presentation.pdf>

Published: Unknown · Retrieved: 2026-10-09

Page 32 lists S7 total planned power approximately 550 MW+, initial capacity TBD and Design & Town Planning, subject to development approval. Other slides say S7 planning works are in progress and capital-partnership options remain under evaluation.

[7] NEXTDC FY26 Annual Report & Appendix 4E

<https://www.nextdc.com/hubfs/Financial%20Reports/FY26/FY26%20Annual%20Report%20%26%20Appendix%204E.pdf>

Published: 2026-08-27 · Retrieved: 2026-10-09

Lists S7 within the Australian Sydney portfolio. Discusses liquid and closed-loop cooling for development projects including S7. Consolidated entity disclosures list wholly owned S7 companies and trusts; this does not establish registered title to the site.

Name: [1] [3]

Aliases: [1] [3]

Kind: [2] [4]

Country: [1] [7]

Region: [1]

City: [1] [4]

Metro: [1] [2]

Address: [5]

Operator: [1] [4]

Scale: [1] [4]

Statuses: [1] [3] [6]

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

Location: [2] [5]

Stable identifier: 734746ac-684c-40d3-9f61-e9ef3b47afc8