

Australia / Facility / Published revision 1

NEXTDC M1 Melbourne

Unknown MW · Total facility power not established

See capacity evidence for reported claims.

Also known as: M1 Melbourne · M1 Port Melbourne

Development status: operational

Operational NEXTDC hyperscale colocation facility in Port Melbourne, distinct from M4 at Todd Road. Current operator materials report 16 MW IT capacity and a competing 15 MW target IT figure. Both exceed 5 MW; neither establishes currently available customer capacity.

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



Photo: M1 Melbourne exterior hero, labelled by NEXTDC; direct visual inspection unavailable. [15]

Attribution: sec.nextdc.com. Published: Unknown; captured: Unknown; retrieved: 2026-10-09.

Rights: Operator-hosted gallery offers download; no explicit reuse licence established. Photographer and capture date unknown. Confirm rights and visual suitability before import. Publication and capture dates were not independently established. Research-selected property image; reviewer must confirm site identity, suitability and rights before publication.

Site profile

Field	Published information
Operator	NEXTDC [1] [3]
Owner	NEXTDC group [7] [8]
Business model	colocation [4]
Scale	hyperscale [4]
Country	Australia [3] [13]
State / region	Victoria [2] [3]
Metro area	Melbourne [3]
City / locality	Port Melbourne [2]
Address	826 Lorimer Street, Port Melbourne VIC 3207, Australia [2] [3]
Coordinates	-37.82264, 144.93225 · approximate precision. OSM-derived named-building coordinate from Mapcarta, corroborated approximately by the destination coordinates in NEXTDC's Google directions link and its Lorimer Street address; no survey or visually verified property marker.
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
16 MW IT load	M1 facility advertised IT capacity operational · cumulative	[1] conflicting · 2026-10-09 Excluded from totals. As-of is retrieval date of undated live page, not commissioning date. Current brochure also reports 16 MW. Available capacity is not disclosed.
15 MW IT load	M1 facility target IT capacity planned · cumulative	[3] conflicting · 2026-10-09 Excluded from totals. As-of is retrieval date of undated operator comparison. Status reflects the source's target qualifier, not a claim that M1 itself is unbuilt. Conflicts with 16 MW facility page; do not add the figures.
12 MW IT load	M1 total ICT load in historical disclosure operational · cumulative	[5] reported · 2012-11-15 Excluded from totals. Historical 2012 meeting materials with attached valuation dated 15 November 2012. Not evidence of current load or availability; subsequent 15/16 MW claims may reflect later capacity changes.

Development timeline

2012-07-04 · actual_opening · M1 officially opened

Official opening date recorded in NEXTDC meeting materials. [5]

2013-01 · actual_property_sale · Property assets sold to APDC

NEXTDC history records completed sale of M1, S1 and P1 property assets. [6]

2018-11-30 · actual_acquisition · APDC acquisition completed

NEXTDC completed compulsory acquisition of APDC; group ownership of the previously leased property portfolio followed. [8]

2019-02-05 · announcement_certification · Five-star NABERS rating announced

Dated news article announces certification; company history instead lists March 2019, leaving a chronology discrepancy. [9]

Disclosed specifications

Technical space: 6,000 m²

Advertised technical area, not land or total building area. [1]

Rack capacity: 3,000

Advertised capacity, not installed or occupied racks. [1]

Cooling: N+1 water-cooled chillers; hot and cold aisle containment

Operator specifies hot aisle containment in halls 1–3 and cold aisle containment in halls 4–6. [1]

Power resilience: N+1 systems and N+N rack-level configurations

Operator describes DRUPS and at least 12 hours onsite fuel. Individual DRUPS rating is not facility capacity. [1]

Connectivity: Diverse fibre and redundant interconnection to M2 and M3

Separate metropolitan facilities; does not establish a physical parent campus. [1]

Certification: UI Tier III design, constructed facility and Gold operational sustainability

Operator-reported; independent certificate validity not checked. [3]

PUE: 1.35 design; 1.28 efficiency figure

Operator table labels both as 12-month averages but provides no measurement period. [3]

Historical grid supply: Three 7.5 MVA feeds; 22.5 MVA base-building power

Historical apparent-power disclosure; not converted to MW without power-factor evidence. [5]

Historical gross lettable area: 17,354 m²

2012 disclosure; different from technical space and not land area. [5]

Building supplier details: 17,500 m² building; six halls; 5,200 m² raised flooring

Supplier figures and rounded area; lists 2011 completion rather than operational opening. [13]

Sustainability: Rooftop solar array; five-star NABERS infrastructure rating announced in 2019

Historical operator announcement; current certification validity and renewable electricity share unresolved. [9]

Construction participants: FDC and Greenbox Architecture

Builder describes delivery with Greenbox Architecture. [12]

Public sales contact: sales@nextdc.com; 136398 within Australia; +61 7 3177 4799 overseas

General operator business enquiry channels, not facility-specific contacts. [2]

Research gaps

- Reconciliation of 15 MW target IT and 16 MW IT capacity figures
- Available, contracted and commissioned IT capacity
- Current legal title-holding entity
- Exact property coordinates and boundaries
- Current grid connection MW and total facility power
- Current NABERS rating validity and certificate scope
- Public tenant roster and rack density
- Photo capture dates and reuse permissions

Sources and field evidence

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

[1] M1 Melbourne Data Centre

<https://www.nextdc.com/data-centres/melbourne-data-centres/m1-melbourne>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies M1 in Port Melbourne, with 16 MW IT capacity, 6,000 m² technical space and 3,000-rack capacity; describes power, cooling and connectivity.

[2] Contact us — NEXTDC

<https://www.nextdc.com/contact?hsCtaAttrib=156596494857>

Published: Unknown · Retrieved: 2026-10-09

Melbourne facility contacts identify M1 at 826 Lorimer Street, Port Melbourne VIC 3207, separately from the Brisbane headquarters; publishes a Google directions link.

[3] Melbourne Data Centre Colocation Services

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

Published: Unknown · Retrieved: 2026-10-09

Operator's regional comparison lists M1 at Lorimer Street and M4 at 127 Todd Road; M1 target IT capacity is 15 MW, with Tier III certifications and PUE figures.

[4] Melbourne Data Centres — technical specifications

https://www.nextdc.com/hubfs/2026_NEXTDC_Tech_Specs_Melbourne_Data_Centres.pdf

Published: Unknown · Retrieved: 2026-10-09

Page 6 describes M1 as a 16 MW hyperscale colocation facility certified to UI Tier III. Publication date not established from filename.

[5] NEXTDC Limited — extraordinary general meeting notice

<https://announcements.asx.com.au/asxpdf/20121119/pdf/42b93mk8v86h2f.pdf>

Published: Unknown · Retrieved: 2026-10-09

Page 12 records opening on 4 July 2012, address 826–846 Lorimer Street, gross lettable area 17,354 m², 12 MW ICT load and three 7.5 MVA feeds. An attached valuation is dated 15 November 2012; filing publication date was not independently established.

[6] Our History — NEXTDC

<https://www.nextdc.com/about-us/our-history>

Published: Unknown · Retrieved: 2026-10-09

Records M1 going live in July 2012, sale of M1/S1/P1 property assets to APDC in January 2013, and M1 cloud interconnection and NABERS milestones.

[7] FY19 record results & FY20 earnings guidance

<https://www.nextdc.com/news/resources-and-insights/news/fy19-record-results-fy20-earnings-guidance>

Published: 2019-08-28 · Retrieved: 2026-10-09

NEXTDC reports completed acquisition of M1 land and buildings during FY19.

[8] NEXTDC FY19 Annual Report

https://www.nextdc.com/hubfs/ASX%20Announcements/FY19%20ANNUAL%20Report_1965129.pdf

Published: Unknown · Retrieved: 2026-10-09

Note 26 records APDC control acquired on 18 October 2018 and compulsory acquisition completed on 30 November 2018; NEXTDC group thereby owned the formerly leased property portfolio.

[9] Australia's first NABERS 5-star rated data centre

<https://www.nextdc.com/news/australias-first-nabers-5-star-rated-data-centre>

Published: 2019-02-05 · Retrieved: 2026-10-09

Operator announces M1 NABERS five-star infrastructure certification and describes its owned rooftop solar array and participation in the Melbourne Renewable Energy Project.

[10] M1 Melbourne Data Centre — Mapcarta

<https://mapcarta.com/W333179191>

Published: Unknown · Retrieved: 2026-10-09

OSM-derived building entry supplies address 826-846 Lorimer Street and coordinate -37.82264, 144.93225. Its Equinix alias and municipal attribution are questionable and are not adopted.

[11] NEXTDC-published Google Maps directions to M1 address

<https://www.google.com/maps/dir/Current%2BLocation/826%2BLorimer%2BSt,%2BPort%2BMelbourne%2BVIC%2B3207/@-37.8226293,144.9299174,17z/data=!3m1!4b1!4m5!3m4!1s0x6ad66789a27c4013:0x4d87004e28726fec!8m2!3d-37.8226336!4d144.9321061>

Published: Unknown · Retrieved: 2026-10-09

Operator contact link resolves to the facility's street address and destination coordinates. The Maps listing body, photos and Street View were inaccessible; viewport coordinates were not used.

[12] NEXTDC M1 — FDC

<https://www.fdcbuilding.com.au/projects/nextdc-m1/>

Published: Unknown · Retrieved: 2026-10-09

Builder describes purpose-built facility, integrated fitout, rooftop photovoltaic system, and collaboration with Greenbox Architecture.

[13] Next DC - M1 Data Centre — Lindner Group

<https://www.lindner-group.com/en/references/next-dc-m1-data-centre>

Published: Unknown · Retrieved: 2026-10-09

Supplier describes six halls, 17,500 m² building size and 5,200 m² NORTEC raised flooring; lists 820 Lorimer Street and completion 2011, differing from operator address and opening milestone. Photographs credited to Fretwell Photography.

[14] NEXTDC Image Gallery

<https://sec.nextdc.com/image-hub>

Published: Unknown · Retrieved: 2026-10-09

Public operator gallery labels M1 hero and exterior photographs and exposes original image links. Image inspection attempts failed; filenames are not treated as capture dates.

[15] Property photo · sec.nextdc.com

<https://sec.nextdc.com/image-hub>

Published: Unknown · Retrieved: 2026-10-09

M1 Melbourne exterior hero, labelled by NEXTDC; direct visual inspection unavailable. Original image:
https://nextdc.com/hubfs/Data%20centre%20images/HERO%20Shots/M1_01_Hero.jpg

Name: [1] [2]

Aliases: [1] [3]

Kind: [1] [4]

Country: [3] [13]

Region: [2] [3]

City: [2]

Metro: [3]

Address: [2] [3]

Operator: [1] [3]

Owner: [7] [8]

Business Model: [4]

Scale: [4]

Statuses: [1] [3] [5]

Summary: [1] [3] [4]

Location: [2] [10] [11]

Media: [15]

Stable identifier: 740a3add-950a-40c6-a5d9-717bcd9c0a45