

Australia / Site / Published revision 1

NEXTDC M4 Melbourne

150 MW • IT load

Ultimate M4 target IT capacity

Also known as: M4 Melbourne Data Centre • M4 Port Melbourne • M4 Technology Campus

Development status: under construction, planned

NEXTDC's M4 development occupies the former Westgate Park Printing Complex in Fishermans Bend. Planning approval is established and early works are reported; the ultimate campus remains planned. The published target is 150 MW IT capacity, with a separate 162 MW campus claim requiring reconciliation.

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 Limited [1] [2] [4]
Owner	NEXTDC group [8]
Business model	colocation [1] [5]
Scale	hyperscale [3]
Country	Australia [2] [5]
State / region	Victoria [4]
Metro area	Melbourne [2] [5]
City / locality	Port Melbourne [4] [5]
Address	127 Todd Road, Port Melbourne VIC 3207, Australia [4] [5]
Coordinates	Unknown • unknown precision. Address corroborated by operator and Victorian planning register; no independently corroborated point coordinates 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
150 MW IT load	Ultimate M4 target IT capacity planned · cumulative	[1] reported · 2026-10-09 Excluded from totals. As-of is retrieval date of undated live facility page; target, not commissioned capacity. Relationship to 162 MW announcement unresolved.
162 MW Unspecified power	M4 digital infrastructure campus planned · cumulative	[3] reported · 2026-01-19 Excluded from totals. As-of is announcement date. Source does not identify IT, facility or grid basis; do not combine with 150 MW IT target.
≈10 MW Unspecified power	Initial Stage 1 capacity within M4 planned · incremental	[6] reported · 2026-04-20 Excluded from totals. As-of is presentation date. Initial capacity is part of ultimate campus, not additional to it; power basis is not explicit in the cited project description.
10 MW Unspecified power	M4 capacity being progressed with early works under construction · unclear	[7] reported · 2026-06-30 Excluded from totals. As-of is reporting balance date, published 27 August 2026. Early works support development status, not completed data halls or operational IT load; likely overlaps Stage 1 claim.
80 MW Unspecified power	Historical initial M4 facility concept planned · cumulative	[8] reported · 2023-06-30 Excluded from totals. As-of is FY23 reporting period end, not acquisition or publication date. Historical concept predates 150 MW and 162 MW announcements; do not aggregate.

Development timeline

FY23 · actual_acquisition_reported · M4 site acquired

NEXTDC group reports acquiring the M4 site during the financial year ended 30 June 2023; precise transaction date and landholding entity unresolved. [8]

2025-06-12 · announcement · A\$2 billion M4 campus announced

NEXTDC announces the AI Factory and technology campus at 127 Todd Road. [2]

2025-10-23 · actual_planning_application · Planning application received

Victorian register records receipt of application PA2504019. [4]

2026-01-16 · actual_approval · Planning permit granted

Ministerial register records permit decision for the proposed data centre. [4]

2H FY26 · planned_early_works · Stage 1 early works forecast

April presentation expected early works during the second half of FY26; this is a forecast rather than an actual start date. [6]

2026-08-27 · actual_progress_report · Early works reported in progress

FY26 results release reports M4 early works in progress; no commissioning date established. [7]

Disclosed specifications**Building configuration: Single building with three main data hall components and north/west office interfaces**

Approved proposal description, not an as-built survey. [4]

Technical space: 26,400 m²

Undated M4 facility page target; conflicts with Melbourne comparison page's 58,200 m². [1]

Technical space — alternative operator figure: 58,200 m²

Undated regional comparison table; definition and relationship to 26,400 m² unresolved. [5]

Mission-critical facilities area: 50,000 m²

June 2025 announced scope; not established as land area or directly comparable with technical space. [2]

Cooling and density: Direct-to-chip closed-loop liquid cooling; recycled non-potable water; 1,000 kW rack density

January 2026 design announcement; installed performance and rack count unverified. [3]

Certification target: Uptime Institute Tier IV

Facility page identifies target certification; achieved site certification not established. [1]

Energy and sustainability design: On-site solar, microgrids, waste heat recovery and recycled wastewater cooling

Proposed June 2025 features; deployment and measured environmental performance unknown. [2]

Connectivity: Planned interconnection with other Melbourne facilities

Facility page describes intended low-latency cloud and AI access; carrier inventory not established. [1]

Research gaps

- Corroborated property coordinates and Google Maps listing
- Registered landholding entity and subsequent ownership changes
- Commissioning and phase completion dates
- Basis and relationship of 150 MW IT and 162 MW campus claims
- Grid connection capacity and delivery schedule
- Reconciliation of published area figures
- Achieved facility certifications, rack count and public tenants
- Completed-property photographs and image reuse permission

Sources and field evidence

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

[1] M4 Melbourne Data Centre

<https://www.nextdc.com/data-centres/melbourne-data-centres/m4-melbourne>

Published: Unknown · Retrieved: 2026-10-09

Facility page labels M4 In Planning, targets 150 MW IT capacity and 26,400 square metres technical space, and describes intended customer segments and Tier IV target.

[2] NEXTDC Announces \$2 Billion AI Factory and Technology Campus at Fishermans Bend

<https://www.nextdc.com/news/nextdc-announces-2-billion-ai-factory-and-technology-campus-at-fishermans-bend>

Published: 2025-06-12 · Retrieved: 2026-10-09

Announces M4 at 127 Todd Road, Port Melbourne, Australia, on the former printing complex; describes investment, proposed cooling and energy features.

[3] M4 Technology Campus Approved

<https://www.nextdc.com/news/m4-technology-campus-approved>

Published: 2026-01-19 · Retrieved: 2026-10-09

Announces development approval and a 162 MW campus with hyperscale AI Factory, operations centre and Technology Centre of Excellence; specifies intended liquid cooling.

[4] Victorian ministerial planning permit register: PA2504019

<https://www.planning.vic.gov.au/planning-approvals/ministerial-permits-register/ministerial-permits/76685df6-baaf-f011-bbd2-6045bdc32df2>

Published: Unknown · Retrieved: 2026-10-09

NEXTDC Limited application at 127 Todd Road, Port Melbourne VIC 3207; permit decision dated 16 January 2026. Proposal is one building with three main data hall components and office space.

[5] Melbourne Data Centre | AI Factories & Colocation

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

Published: Unknown · Retrieved: 2026-10-09

Separately lists M1, M2, M3 and M4 addresses; M4 has 150 MW target IT capacity and 58,200 square metres technical space, differing from its facility page.

[6] Record Contracted Utilisation and A\$2.2bn Capital Plan

<https://www.nextdc.com/hubfs/3053265.pdf>

Published: 2026-04-20 · Retrieved: 2026-10-09

M4 has development approval, approximately 150 MW planned total power and approximately 10 MW initial Stage 1 capacity; early works were expected in 2HFY26.

[7] FY26 Record Results and Record FY27 Growth Guidance

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

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

Reports 10 MW at M4 being progressed at 30 June 2026 and states M4 early works are in progress.

[8] NEXTDC FY23 Annual Report

<https://23251048.fs1.hubspotusercontent-na1.net/hubfs/23251048/ASX%20Announcements/2597206-%20NXT%20-%20FY23%20Annual%20Report.pdf>

Published: Unknown · Retrieved: 2026-10-09

Reports acquisition of a new M4 Melbourne site during FY23, near M1, initially envisaged to support an 80 MW facility. Establishes group acquisition, not the registered title entity.

Name: [1] [2]
Aliases: [1] [3]
Kind: [2] [4]
Country: [2] [5]
Region: [4]
City: [4] [5]
Metro: [2] [5]
Address: [4] [5]
Operator: [1] [2] [4]
Owner: [8]
Business Model: [1] [5]
Scale: [3]
Statuses: [1] [7]
Summary: [1] [2] [3] [4] [7]
Location: [4] [5]
Stable identifier: a90459bf-73cc-45cc-a8d4-caacd0dbf5a5