

Australia / Facility / Published revision 1

NEXTDC S6 Sydney

13.5 MW · IT load

S6 ultimate target IT capacity, including operational and future fit-out capacity

Also known as: S6 Sydney · S6 Artarmon · NEXTDC S6

Development status: operational, under construction

AI-focused colocation facility at 3 Broadcast Way, separate from adjacent S3. NEXTDC reports 13.5 MW target IT capacity; operational services coexist with continuing fit-out. This establishes greater-than-5-MW target capacity, not greater-than-5-MW live IT load.

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 [2]
Owner	NEXTDC [3] [12]
Business model	colocation [2]
Scale	unknown
Country	Australia [2] [5]
State / region	New South Wales [8]
Metro area	Sydney [2]
City / locality	Artarmon [1] [8]
Address	3 Broadcast Way, Artarmon, NSW 2064 [2] [7] [8]
Coordinates	Unknown · unknown precision. Operator address corroborated by government property records for Lot 3 DP 270714; 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
13.5 MW IT load	S6 ultimate target IT capacity, including operational and future fit-out capacity planned · cumulative	[1] reported · 2026-10-09 Excluded from totals. As-of is retrieval date of undated current facility page. Target capacity exceeds 5 MW; it is not a measurement of live load or commissioned capacity.
10.8 MW IT load	Remaining S6 IT capacity described as in progress under construction · incremental	[9] reported · 2025-12-31 Excluded from totals. As-of is half-year reporting period end. This is remaining capacity within the ultimate target, not additional capacity beyond 13.5 MW.
10.8 MW Unspecified power	S6 capacity continuing to be progressed under construction · incremental	[10] reported · 2026-06-30 Excluded from totals. Reporting date explicitly stated in reproduced FY26 release. Original release not retrieved; development bullet does not independently label the power basis. Overlaps the earlier remaining-capacity claim.

Development timeline

2018-12-21 · actual approval · Original purpose-built data-centre approval

Council assessment reports original SNPP approval for the property; this predates NEXTDC ownership. [7]

2020 · planned delivery · Historical developer delivery forecast

2019 agent announcement forecast delivery in 2020; actual delivery was not established from that announcement. [11]

2024-03 · actual acquisition reported retrospectively · NEXTDC acquisition and S6 rebranding

Operator history reports acquisition of land and shell. Secondary property reporting dates acquisition April 2024; announcement versus settlement timing remains unresolved. [3]

2025-11 · actual stage completion · Phase 1 Stage 1 completed

Multiplex reports completion of this specific fit-out stage; this does not establish completion of ultimate facility capacity. [5]

2026-04-20 · announcement · Operational facility with continuing fit-out

Investor presentation explicitly identifies S6 as operational with ongoing fit-out works. [6]

Disclosed specifications

Technical space: 4,000 m²

Operator facility figure; not total land or gross building area. [1]

Rack density: Up to 130 kW per rack

Disclosed capability, not average deployed density. [4]

Cooling: Direct-to-chip liquid cooling and rear-door heat exchange

Operator overview also describes heat-to-water exchange and a digital twin for infrastructure refinement. [4]

Target PUE: Approximately 1.32

Guide target, not measured operating PUE; publication date unknown. [8]

Certification status: Uptime Institute Tier IV certification in progress

Current facility page does not establish completed certification. [1]

Connectivity: Carrier-neutral colocation and direct cloud access

Operator explicitly includes S6 in its Sydney colocation offering; site-specific carrier inventory not established. [2]

Historical land area: Approximately 3,840 m²

Council property description for Lot 3 DP 270714; current cadastral area not reverified. [7]

Historical building proposal: 13,998 m² engineered facility

2019 agent proposal figure; differs from council planning gross-floor-area definitions and is not asserted as current completed building area. [11]

Historical modified planning gross floor area: 5,421 m²

2020 assessment modification figure, excluding some plant under planning definitions; not directly comparable with technical space or agent building area. [7]

Historical rack provision: 1,802 racks

Original approved scheme described in council report; current AI fit-out rack count unknown. [7]

Mission critical office space: Available

Operator facility page states availability. [1]

Research gaps

- Corroborated coordinates and Google Maps place identity
- Current commissioned and billing capacity
- Grid connection and total facility power
- Current legal titleholding subsidiary
- Final completion dates and phase boundaries
- Site-specific completed certifications
- Publicly named tenants and reusable photo permissions

Sources and field evidence

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

[1] S6 Sydney: Australia's First AI Factory Data Centre

<https://www.nextdc.com/data-centres/sydney-data-centres/s6-sydney>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies S6 in Artarmon adjacent to S3, with 4,000 square metres technical space and 13.5 MW target IT capacity; Tier IV certification remains in progress.

[2] Sydney Data Centre Colocation Services

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

Published: Unknown · Retrieved: 2026-10-09

Operator lists S6 at 3 Broadcast Way and S3 at 2 Broadcast Way, and identifies S6 among its carrier-neutral colocation facilities in Sydney, Australia.

[3] Our History

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

Published: Unknown · Retrieved: 2026-10-09

March 2024 entry records NEXTDC acquisition of Artarmon land and data-centre shell, rebranded S6 Sydney.

[4] Sydney Facility Overview

https://www.nextdc.com/hubfs/Sydney_FacilityOverview.pdf

Published: Unknown · Retrieved: 2026-10-09

S6 section states operational status and existing AI/HPC deployments; describes up to 130 kW per rack, direct-to-chip cooling, rear-door heat exchange and heat-to-water exchange.

[5] NEXTDC S6 Sydney Phase 1 Stage 1

<https://www.multiplex.global/projects/nextdc-s6-sydney-phase-1-stage-1/>

Published: Unknown · Retrieved: 2026-10-09

Contractor marks Phase 1 Stage 1 completed November 2025; works included operational data-hall fit-out, recommissioning services, security upgrades and office refurbishment.

[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

Presentation explicitly describes S3 and S6 as operational with ongoing fit-out works.

[7] Council assessment report: 3 Broadcast Way Artarmon, DA-2018/273/A

<https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocuments/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PPSSNH-23!20200205T055149.467%20GMT>

Published: Unknown · Retrieved: 2026-10-09

Report for meeting of 19 February 2020 identifies Lot 3 DP 270714, approximately 3,840 square metres, historical owner GH Cloud Management Pty Ltd, and original approval on 21 December 2018. Distinguishes neighboring 2 and 5 Broadcast Way.

[8] NEXTDC partner onboarding guide

https://nextdc.com/hubfs/240718_Partner_Onboarding_Guide.pdf

Published: Unknown · Retrieved: 2026-10-09

Facility table gives S6 address in Artarmon NSW 2064, technical space 4,000 square metres, total IT capacity 13.5 MW and target PUE approximately 1.32; publication date not established.

[9] NEXTDC 1H26 Results Presentation

<https://www.nextdc.com/hubfs/ASX%20Announcements/1H26%20Results%20Presentation.pdf>

Published: Unknown · Retrieved: 2026-10-09

Half-year results presentation reports remaining S6 capacity of 10.8 MW in progress in line with contracted customer delivery requirements.

[10] NEXTDC Limited FY26 earnings release, reproduced by FinancialFilings

<https://financialfilings.com/filings/nextdc-limited/earnings-release/2026/57673108/>

Published: Unknown · Retrieved: 2026-10-09

Reproduced release reports 10.8 MW at S6 continuing to be progressed at 30 June 2026; original FY26 release was not retrieved.

[11] Last site at Gore Hill estate announced to the market

<https://content.knightfrank.com/news/12971/6276-article-1.pdf>

Published: 2019-02-13 · Retrieved: 2026-10-09

Historical agent release identifies Lot 3, 3,840 square metres land, a 13,998-square-metre engineered facility proposal and Lindsay Bennelong Developments; delivery in 2020 was a forecast.

[12] Data Centre Growth in Australia — September 2024

<https://m3property.com.au/static/6bf62cb9d98da7205f8f30dbb8919748/Data-Centre-Insight-September-24.pdf>

Published: Unknown · Retrieved: 2026-10-09

Property report describes NEXTDC acquisition of the site and core-and-shell development for A\$184 million in April 2024, versus March acquisition timing in operator history.

Name: [1] [2]

Aliases: [1] [2] [5]

Kind: [1]

Country: [2] [5]

Region: [8]

City: [1] [8]

Metro: [2]

Address: [2] [7] [8]

Operator: [2]

Owner: [3] [12]

Business Model: [2]

Statuses: [4] [6]

Summary: [1] [2] [4] [6]

Location: [2] [7]

Stable identifier: af6948b2-7af0-4e9a-b3b1-2b9232eb0384