

Australia / Facility / Published revision 1

NEXTDC S3 Sydney

12 MW · Unspecified power

S3 opening available capacity

Also known as: NEXTDC S3 · S3 Artarmon · S3 Sydney

Development status: operational, under construction

Operational NEXTDC hyperscale colocation facility in Artarmon, Sydney. Stage 1 opened in September 2022 and the builder announced Stage 2 completion in June 2023. Subsequent capacity fit-outs continued: FY26 disclosures report 68MW built and 12MW in progress toward an ultimate 80MW IT capacity at 30 June 2026. S6 at 3 Broadcast Way is a separate facility.

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] [2]
Owner	Unknown
Business model	colocation [2]
Scale	hyperscale [3]
Country	Australia [2] [8]
State / region	New South Wales [2] [10]
Metro area	Sydney [1] [2]
City / locality	Artarmon [2] [10]
Address	2 Broadcast Way, Artarmon NSW 2064 [2] [9] [13]
Coordinates	-33.819344, 151.185033 · approximate precision. PeeringDB facility geocode associated with the operator-confirmed 2 Broadcast Way address; property-marker placement has not been independently corroborated through Google Maps or cadastral evidence.
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
80 MW IT load	S3 ultimate target IT capacity planned · cumulative	[12] reported · 2026-10-09 Excluded from totals. As-of is retrieval date of an undated operator specification; target capacity is not measured demand or proof of full commissioning.
68 MW IT load	S3 built capacity at FY26 year end operational · cumulative	[4] reported · 2026-06-30 Excluded from totals. FY26 presentation reports built capacity; date is financial year end, corroborated by the results announcement. This overlaps the ultimate 80MW target.
12 MW IT load	S3 remaining capacity fit-out in progress under construction · incremental	[5] reported · 2026-06-30 Excluded from totals. Announcement explicitly dates capacity in progress to 30 June 2026; this forms part of the ultimate target.
16 MW IT load	S3 capacity delivered during FY26 operational · incremental	[5] reported · 2026-06-30 Excluded from totals. Period addition during FY26, already included in built capacity; not an additional independent facility total.
120 MW Unspecified power	S3 potential electrical capacity described by builder planned · unclear	[7] reported · 2022-08-28 Excluded from totals. Publication-date claim of potential electrical capacity. IT/facility/grid basis is unspecified and cannot be reconciled automatically with the operator's 80MW IT target.
12 MW Unspecified power	S3 opening available capacity operational · cumulative	[11] reported · 2022-11-18 Excluded from totals. Historical opening capacity reported in the dated AGM statement; basis is not explicitly stated in the opening-capacity sentence.
40 MW IT load	S3 Stage 1 fully fitted capacity planned · cumulative	[11] reported · 2022-11-18 Excluded from totals. Historical Stage 1 target reported at the AGM; nested within the overall S3 target and not additive to it.

Development timeline

2022-08-28 · actual_completion_announcement · Stage 1 construction completed

Multiplex announced Stage 1 completion; this precedes the operator's formal opening. [7]

2022-09 · actual_opening · Stage 1 formally opened

Operator history records opening of the S3 hyperscale campus's first stage. [3]

2023-06-14 · actual_completion_announcement · Stage 2 construction completed

Builder announced completion of the second and final construction stage; later operator disclosures show capacity fit-outs continuing. [6]

2026-06-30 · actual_reporting_milestone · FY26 capacity position

68MW built with 12MW still in progress; 16MW delivered during FY26. [4]

Disclosed specifications**Technical space: 20,000 m²**

Operator disclosed target/technical-space figure; builder's 2022 report gives more than 25,000 m² critical IT space, requiring scope reconciliation. [12]

Rack capacity: 10,800

Advertised capacity, not installed or occupied rack count. [1]

Cooling: Hot aisle containment; indirect free-cooling CRAC units and modular cooling towers; N+1 independent cooling

Operator also describes N+2 CRAC units per hall and at least 24 hours water storage. [1]

Target PUE: Approximately 1.15 instantaneous / 1.29 annual

Specification footnotes distinguish best instantaneous ratio from annual consumption ratio; facility webpage instead gives 1.2 annual-average target and 1.15 yearly lowest. Not treated as measured current performance. [12]

Resilience: Rotary UPS with MTU engines; backup includes mechanical systems; minimum 24-hour fuel storage

The 2.7MW UPS equipment rating is not a site-capacity claim. [1]

Connectivity: Geodiverse managed and dark-fibre interconnects to S1 and S2; private cloud connectivity

Operator lists Azure, AWS, Google Cloud, IBM Cloud and Oracle Cloud connectivity. Network presence does not establish customer tenancy. [1]

Certification: Uptime Institute Tier IV Design and Constructed Facility

Operator-reported certification; certificate scope and current validity were not independently checked with the certifier. [11]

Stage 2 space: Additional 12,000 m² data-hall space

Builder's Stage 2 delivery figure; not summed with operator technical-space totals. [6]

Public business contact: 136 398; <https://www.nextdc.com/contact>

Operator's public business contact; no contact was initiated. [13]

Research gaps

- Current legal property owner; planning records identify NEXTDC Limited as applicant/owner in 2019, but current title was not established.
- Exact facility footprint and independently corroborated marker coordinates.
- Completion date for the remaining 12MW fit-out after 30 June 2026.
- Actual IT demand, facility electricity consumption and grid connection capacity.
- Current occupied racks, maximum rack density and contracted versus billing capacity specifically for S3.
- Reconciled technical-space and PUE figures across sources.
- Site-specific renewable electricity sourcing and sustainability certification scope.
- Tenant contracts and tenancy sizes; PeeringDB presence is not proof of tenancy.

Sources and field evidence

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

[1] S3 Sydney NEXTDC Data Centre

<https://www.nextdc.com/data-centres/sydney-data-centres/s3-sydney>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies S3 in Artarmon with 80MW IT capacity, 20,000 square metres technical space and 10,800 rack capacity; describes cooling and interconnection.

[2] Sydney Data Centres | Colocation & Cloud Connectivity

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

Published: Unknown · Retrieved: 2026-10-09

Lists S3 at 2 Broadcast Way, Artarmon NSW 2064 and separate S6 at 3 Broadcast Way; describes carrier-neutral colocation in Sydney, Australia.

[3] Our History

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

Published: Unknown · Retrieved: 2026-10-09

Records September 2022 opening of Stage 1 of the 80MW hyperscale S3 Sydney campus in Artarmon.

[4] NEXTDC FY26 Results Presentation

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

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

Page 32 identifies S3 as operational with approximately 80MW total planned power, 68MW built and 12MW in progress; page 18 reports 16MW delivered during FY26.

[5] FY26 Results Announcement

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

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

Development activity explicitly dates remaining 12MW at S3 to 30 June 2026 and reports 16MW added during FY26.

[6] Multiplex completes Stage Two of NEXTDC's S3 Sydney data centre

<https://www.multiplex.global/news/multiplex-completes-stage-two-of-nextdc-s-s3-sydney-data-centre-strengthening-sydney-s-next-gen-digital-footprint/>

Published: 2023-06-14 · Retrieved: 2026-10-09

Builder announces final construction stage completion at 2 Broadcast Way; reports additional 12,000 square metres data-hall space and more than 20,000 square metres critical IT space overall.

[7] Multiplex Completes Stage One of Artarmon Data Centre

<https://www.multiplex.global/au/news/multiplex-completes-stage-one-of-artarmon-data-centre/>

Published: 2022-08-28 · Retrieved: 2026-10-09

Builder reports Stage 1 completion, potential electrical capacity of 120MW, more than 25,000 square metres critical IT space and over 30,000 square metres net lettable area.

[8] NEXTDC S3 - PeeringDB

<https://www.peeringdb.com/fac/12094>

Published: Unknown · Retrieved: 2026-10-09

Facility record associates NEXTDC S3 with 2 Broadcast Way, Artarmon, AU and geocode -33.819344, 151.185033; lists exchanges and network presence. Displayed last update is 26 September 2025, not a publication date.

[9] Sydney North Planning Panel determination: 2019SNH027 / DA2019/79

<https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocuments/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PPS-2019SNH027!20191219T052531.555%20GMT>

Published: Unknown · Retrieved: 2026-10-09

Determination approves an eight-storey data centre at 2 Broadcast Way Artarmon and identifies NEXTDC Limited as applicant/owner.

[10] Council assessment report: DA2019/79

<https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocuments/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PPS-2019SNH027!20191204T010535.996%20GMT>

Published: 2019-11-29 · Retrieved: 2026-10-09

Council report identifies the proposed eight-storey data centre, its Artarmon NSW address and NEXTDC Limited as applicant/owner.

[11] 2022 AGM - Chairman's Statement

<https://www.nextdc.com/hubfs/ASX%20Announcements/2474165-nxt-agm-chairmans-statement.pdf>

Published: 2022-11-18 · Retrieved: 2026-10-09

Reports S3 opening with 12MW available capacity and Stage 1 delivering 40MW IT capacity when fully fitted out.

[12] Sydney Data Centres Technical Specifications

[https://www.nextdc.com/hubfs/2026_NEXTDC_Tech_Specs_Sydney_Data_Centres%20\(2\).pdf](https://www.nextdc.com/hubfs/2026_NEXTDC_Tech_Specs_Sydney_Data_Centres%20(2).pdf)

Published: Unknown · Retrieved: 2026-10-09

Operator comparison labels S3 capacity as target IT capacity of 80MW and technical space as 20,000 square metres; gives target PUE approximately 1.15 instantaneous / 1.29 annual.

[13] Get in Touch: Contact NEXTDC

<https://www.nextdc.com/contact>

Published: Unknown · Retrieved: 2026-10-09

Lists S3 at 2 Broadcast Way, Artarmon NSW 2064 and public business telephone 136 398.

Name: [1] [2]

Aliases: [1] [2] [8]

Kind: [1] [6]

Country: [2] [8]

Region: [2] [10]

City: [2] [10]

Metro: [1] [2]

Address: [2] [9] [13]

Operator: [1] [2]
Business Model: [2]
Scale: [3]
Statuses: [4] [5]
Summary: [2] [3] [4] [5] [6]
Location: [8] [2]
Stable identifier: ca832c97-66aa-4677-a967-619fd205df65