

Australia / Site / Published revision 1

NEXTDC S5 Sydney

Unknown MW · Total facility power not established

See capacity evidence for reported claims.

Also known as: S5 Sydney Data Centre · NEXTDC S5 Data Centre and Innovation Hub · S5 Macquarie Park

Development status: planned

Planned NEXTDC data centre and innovation hub in Macquarie Park, Sydney, distinct from S1 and S2. The operator advertises 80MW+ of future IT capacity and 16,000 m² of technical space. NSW application SSD-63168959 remains under assessment with more information required. Operational capacity and commissioning dates are unestablished.

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] [3]
Owner	NEXTDC group; precise registered landholding entity unconfirmed [5]
Business model	colocation [6]
Scale	hyperscale [8]
Country	Australia [3] [6]
State / region	New South Wales [3]
Metro area	Sydney [1] [6]
City / locality	Sydney [1] [6]
Address	269 Lane Cove Road, Macquarie Park, NSW 2113, Australia [3] [10]
Coordinates	Unknown · unknown precision. Address and cadastral parcel established from NSW planning records: 269 Lane Cove Road, Lot 3 DP 1129811. No corroborated geographic point 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
≥60 MW IT load	S5 whole-site target once built planned · cumulative	[4] reported · 2023-04-12 Excluded from totals. Date is the ASX announcement date. Source uses 60MW+ and makes delivery conditional on development approval; historical target subsequently revised.
≥80 MW IT load	S5 whole-site future IT capacity planned · cumulative	[1] reported · 2026-10-09 Excluded from totals. As-of is retrieval date of undated live operator page, not announcement or commissioning date. Source uses 80MW+; no operational availability established.
≈20 MW Unspecified power	S5 expected Phase 1 capacity planned · incremental	[8] reported · 2026-10-09 Excluded from totals. As-of is retrieval date of the 2025 AGM presentation; exact publication date unestablished. Table labels this expected capacity, not delivered capacity. Power basis is not explicitly defined on the S5 table. Phase 1 overlaps the whole-site target and must not be added to it.

Development timeline

FY23 · actual_acquisition_reported · S5 site acquired

FY23 annual report records acquisition near S1 and S2; exact transaction date and landholding entity unestablished. [5]

2023-04-12 · announcement · S5 target disclosed

NEXTDC disclosed a 60MW+ IT target subject to development approval. [4]

2023-11-08 · actual_planning · Environmental assessment requirements issued

NSW issued SEARs for SSD-63168959 at 269 Lane Cove Road. [3]

2025-08-28 · announcement · S5 capacity target revised

FY25 results presentation reports a revision from 60MW to 80MW while planning works continue. [7]

Disclosed specifications

Locality and local government: Macquarie Park; City of Ryde

Sydney locality identified by operator and NSW planning records. [2]

Cadastral parcel: Lot 3 DP 1129811

Government assessment requirements identify the subject property. [3]

Technical space: 16,000 m²

Planned operator specification; not completed usable floor space. [1]

Land area: Approximately 22,600 m²

Historical 2024 proposal specification, subject to approval and final engineering design. [9]

Certification target: Uptime Institute Tier IV

Target only; awarded certification not established. [1]

Planned connectivity: Data Centre Interconnect and AXON links with Sydney facilities

2024 proposal; current commissioned S5 connectivity unestablished. [9]

Estimated development cost: AUD 1,532,941,000 excluding GST

WT Partnership estimate dated 29 September 2025; not expenditure incurred. [10]

Research gaps

- Corroborated coordinates and Google Maps place identity
- Precise registered landowner and any ownership changes since acquisition
- Approval, construction commencement and commissioning dates
- Actual installed or available IT capacity
- Facility demand and committed grid connection capacity
- Current detailed building and phase configuration
- Site-specific cooling, rack density, PUE, WUE and renewable electricity arrangements
- Awarded certifications and named S5 tenants

Sources and field evidence

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

[1] S5 Sydney NEXTDC Data Centre

<https://www.nextdc.com/data-centres/sydney-data-centres/s5-sydney>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies S5 in Macquarie Park as in planning, with future 80MW+ IT capacity, 16,000 m² technical space and target Uptime Tier IV certification.

[2] NEXTDC S5 Data Centre and Innovation Hub — NSW Planning Portal

<https://www.planningportal.nsw.gov.au/major-projects/projects/nextdc-s5-data-centre-and-innovation-hub>

Published: Unknown · Retrieved: 2026-10-09

SSD-63168959, City of Ryde; assessment status More Information Required. Proposal includes demolition, a new data centre and innovation hub, urban plaza and roads.

[3] Planning Secretary's Environmental Assessment Requirements letter — S5

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-63168959%2120231107T214625.201+GMT>

Published: 2023-11-08 · Retrieved: 2026-10-09

Government letter identifies NEXTDC Limited and the S5 project at 269 Lane Cove Road, Macquarie Park, NSW 2113, Lot 3 DP 1129811.

[4] NEXTDC Contracted Utilisation Update

<https://www.nextdc.com/hubfs/ASX%20Announcements/230312%20-%20Contracted%20Utilisation%20Update%20ver%205.1f.pdf>

Published: 2023-04-12 · Retrieved: 2026-10-09

ASX release states expansion land secured for S5 and target IT capacity of 60MW+ once built, subject to development approval.

[5] NEXTDC FY23 Annual Report

<https://www.nextdc.com/hubfs/ASX%20Announcements/2597206-%20NXT%20-%20FY23%20Annual%20Report.pdf>

Published: Unknown · Retrieved: 2026-10-09

Directors' report for year ended 30 June 2023 states a new S5 site was acquired close to S1 and S2.

[6] Sydney Data Centre Colocation Services

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

Published: Unknown · Retrieved: 2026-10-09

Operator's Sydney colocation network lists S5 separately from S1 and S2 and labels S5 in planning.

[7] NEXTDC FY25 Results Presentation

<https://nextdc.com/hubfs/ASX%20Announcements/FY25%20Full%20Year%20Results%20Presentation.pdf>

Published: 2025-08-28 · Retrieved: 2026-10-09

Presentation dated 28 August 2025 reports planning works for S5 and a capacity revision from 60MW to 80MW.

[8] NEXTDC Annual General Meeting 2025 presentation

<https://announcements.asx.com.au/asxpdf/20251113/pdf/06rwm8tpfb5b7j.pdf>

Published: Unknown · Retrieved: 2026-10-09

S5 appears under hyperscale development projects: total power planned approximately 80MW+, expected approximately 20MW for Phase 1, design and town planning, subject to approval.

[9] NEXTDC 2024 Entitlement Offer materials

<https://announcements.asx.com.au/asxpdf/20240418/pdf/062mbq3355gnwg.pdf>

Published: Unknown · Retrieved: 2026-10-09

S5 specification slide reports approximately 22,600 m² land and 16,000 m² technical space; proposed interconnection through Data Centre Interconnect and AXON. Specifications subject to approval and final engineering design; image labelled artist’s impression.

[10] NEXTDC S5 Data Centre — Estimated Development Cost

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-63168959%2120251121T024353.923+GMT>

Published: 2025-09-29 · Retrieved: 2026-10-09

WT Partnership statement prepared for NEXTDC Limited repeats address and parcel and estimates development cost at AUD 1,532,941,000 excluding GST.

Name: [1] [2]
Aliases: [1] [2]
Kind: [2] [3]
Country: [3] [6]
Region: [3]
City: [1] [6]
Metro: [1] [6]
Address: [3] [10]
Operator: [1] [3]
Owner: [5]
Business Model: [6]
Scale: [8]
Statuses: [1] [2]
Summary: [1] [2] [3] [6]
Location: [3] [10]
Stable identifier: dc70b325-6b0c-4fe6-8163-026bdeef2f7