JOHNSTAFF



Industrial

Sector portfolio and capability

Getting the right results for social and economic infrastructure investments

Indigenous Artwork commissioned for Johnstaff by Maddy Hodgetts



Acknowledgement of Country

In the spirit of reconciliation Johnstaff acknowledges Traditional Custodians of Country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Acknowledgement of gratitude to Māori

We acknowledge the indigenous tangata whenua of Aotearoa - New Zealand as the kaitiaki of the land, sea and skies. We're grateful to those who care for, nurture and protect Aotearoa for future generations, and we pay our respects to tīpuna, past, present and emerging.

E whakamānawa ana i te tangata whenua taketake o Aotearoa, ngā kaitiaki o te whenua, te moana me te rangi. Ka whakawhetaihia hoki rātou e manaaki, e tiaki nei i a Aotearoa mō ngā uri whakaheke. Ka whakarangatira hoki mātou i ngā tīpuna o nehe, o nāianei, o āpōpō.



Māori Artwork commissioned for Johnstaff by Jan McMath

Johnstaff: a team you can trust

Johnstaff is an independent Australian and New Zealand-owned consulting practice that specialises in client-side Advisory and Project Management services for the planning and implementation of infrastructure investments.

Johnstaff combines technical expertise, commercial insight and a commitment to continuous improvement, giving clients confidence in our adaptability and scalability. We deliver value across the full project lifecycle, from investment strategy and business case development through to procurement, construction, commissioning and operations.

We don't rely on off-the-shelf solutions. Instead, we work closely with clients to understand their business imperatives and identify the best path forward before moving to technical delivery.

By aligning infrastructure investment with your broader business needs, we help maximise operational efficiency, productivity and enterprise value, often by optimising existing assets before committing to new ones.

Our team is professional, genuine and practical. We think differently, using data and insight to uncover smarter solutions, and we'll challenge the status quo if there's a better way to achieve your goals with greater efficiency across cost, time and quality.



A collaborative team of professionals, with an approach that:

- **Listens to your needs and objectives**: we analyse all relevant information and bring together team members to design and implement solutions
- **Is collaborative:** we will be part of your team, we'll care about the project like you do and we'll share what we know to get the right results
- **Is focused on the business issue:** rather than simply accepting capital investment as a solution, we look at the issues and options to work with you to meet your objectives best – then, and only then, do we work together to start developing the operational redesign, outsourcing or other technical solutions, and
- **Is genuine, professional and unpretentious:** we're easy to work with and we're also able to work as part of a team to challenge conventional thinking if we think there is a better way to meet your goals.

Johnstaff at a glance

32b+
projects underway

$160b+
project value delivered

300+
professionals

1600+
infrastructure projects delivered

35+
years of expertise



Our goal is simple: to help Australian and New Zealand clients achieve the best solution for their business or infrastructure needs.

As a privately owned, employee-operated organisation across Australia and New Zealand, our team brings over three decades of experience in strategising, planning and delivering infrastructure investments.

We combine high-quality advisory services with effective project management, working closely with clients to achieve successful project outcomes.

From specialised technical services to full lifecycle delivery, Johnstaff provides flexible support tailored to each project's needs.



Our integrated teams see the big picture across every stage of infrastructure projects.



Electrolux Warehouse & Distribution Centre, QLD

Project management

Project and program management of infrastructure investments is at the core of our business, it's who we are and what we do best..

At Johnstaff, we prioritise teamwork and enable everyone to deliver on their role. We act with considered urgency, stay responsive to change, and have the confidence to recommend new directions when needed. Above all, we work efficiently and collaboratively to achieve results while building strong, lasting relationships.

Our client-side project management services combine proactive risk management with proven methodologies to protect time, cost and quality outcomes. Whether delivering entire projects or specific lifecycle stages, we focus on achieving outcomes, executing your vision on time, on brief and on budget across a range of industries.

Our services include:

- Masterplan and Feasibility Study Management
- Management of Authority Approvals
- Board and Governance Reporting
- Procurement (Consultants and Building Contractors)
- Contract, Tendering, Assessment and Award
- Project Brief Development
- Design Management
- Business Continuity Risk Assessment and Mitigation
- Project Controls and Reporting
- Project Planning/Scheduling
- Quality Assurance & Risk Management
- Contract Administration
- Superintendent / Principals Engineer Services
- Independent Certification & Verification
- Project Commissioning & Handover
- Tenancy Coordination
- Asset renewal and maintenance works
- Program / Project Management Offices
- Embedded project resourcing (Owners representatives / PMO resourcing)
- Project Recovery

Advisory

Our advisory team provides strategic and transaction services across the full infrastructure project lifecycle.

Our advice is grounded in real delivery experience. Having established, procured and delivered some of Australia and New Zealand's largest infrastructure projects, we tailor our advisory services to help clients set their investments up for success.

Johnstaff's advisory specialists offer timely, targeted support at critical stages of an asset's development or investment lifecycle. Through our integrated services, we partner with clients on portfolios, programs and complex or distressed projects, delivering specialised expertise that strengthens internal capability and outcomes.

Our services include:

- Specialist Programming and Time Management
- Procurement Options Analysis and Market Sounding
- Business and Investment Cases (including financial and economic analysis)
- PPP Transaction Leadership, Advisory and Project Directorship
- Strategic Infrastructure Planning and Review
- Technical Solutions Reviews and Value Engineering Reviews
- Operational Readiness and Commissioning
- Quality Assurance and Risk Management
- Gateway Assurance, Project Governance and Specialist Reviews
- Project Recovery Strategy and Contractor Claims Analysis
- Clinical Governance
- Asset Review



Bridgestone Warehouse & Tyre Facility, QLD

Delivering industrial facilities that keep Australia moving

Our Industrial specialists help clients plan, deliver and optimise the facilities that underpin Australia's economy. From advanced manufacturing plants and food production facilities to logistics hubs, warehousing, distribution centres and industrial infrastructure, we understand the operational, technical and commercial requirements that drive successful industrial developments.

Our team provides strategic advice and project leadership across the entire development lifecycle, from site due diligence and business case development through to procurement, design management, construction and operational readiness. We work closely with owners, operators, tenants and developers to create facilities that maximise efficiency, productivity, safety and long-term asset performance.

With experience spanning industrial estates, manufacturing facilities, logistics centres, ports, airports and supporting infrastructure, we bring a practical understanding of complex operational environments, authority requirements and stakeholder interfaces. Our collaborative, risk-based approach helps clients unlock value, maintain programme certainty and deliver facilities that support future growth, sustainability and operational excellence.





Port of Brisbane Infrastructure Program

Port of Brisbane Pty Ltd (PBPL) | Lytton, QLD | +$1bn

Johnstaff has supported Port of Brisbane Pty Ltd in the planning and delivery of its annual capital works infrastructure program for several years. Operating within one of Australia's most complex live logistics and trade environments, the program encompasses industrial developments, tenant facilities, enabling infrastructure, renewable energy projects and strategic precinct initiatives. To date, Johnstaff has managed the delivery of 19 projects while supporting longer-term planning for major infrastructure investments critical to the Port's continued growth.

Johnstaff provides end-to-end client-side Project Management services across the portfolio, leading project initiation, planning, procurement, delivery oversight, commissioning and handover. Our role encompasses governance, commercial management, stakeholder coordination, project controls and interface management across live Port operations, with careful management of tenants, utilities, approvals, staging and logistics requirements to maintain business continuity.

Industrial projects across the broader program include transport and container-handling facilities, dangerous goods and fuel infrastructure, tenant developments, warehousing and supporting precinct infrastructure. This breadth of experience has provided Johnstaff with a detailed understanding of delivering complex industrial assets while balancing operational, commercial, sustainability and stakeholder requirements.

- **19 projects managed across the Port program**
- **Industrial works delivered within live logistics operations**
- **Long-term growth supported coordinated infrastructure investments**



Brisbane Airport Precinct Works

Brisbane Airport Corporation (BAC) | Brisbane, QLD

Johnstaff has extensive experience delivering aviation and industrial infrastructure within the Brisbane Airport precinct. Our team has supported Brisbane Airport Corporation and Qantas across major aviation, logistics and industrial developments, including the $1.3 billion New Parallel Runway, the $30 million Container Store and Modification Facility, and multiple speculative industrial and warehousing developments. Our services have spanned strategic advisory, project management, superintendent, procurement, design management and stakeholder engagement supporting delivery of complex infrastructure in one of Australia's busiest aviation and logistics hubs.

- **Successful delivery within a complex operational airport environment**

Electrolux Warehouse & Distribution Centre

Electrolux | Port of Brisbane, QLD | $40m

The $40m Electrolux Warehouse & Distribution Centre delivered approximately 22,000m² of modern warehousing, distribution and showroom facilities at the Port of Brisbane. Johnstaff provided Project Management and Superintendent services from feasibility through delivery, coordinating design, procurement, construction and stakeholder requirements to create an efficient, future-focused logistics facility targeting a 6-Star Green Star rating.



Sustainable distribution facility supporting efficient national operations

Bridgestone Warehouse & Tyre Facility

Bridgestone | Port of Brisbane, QLD | $30m

Bridgestone's new Queensland distribution centre provides a purpose-designed facility to support its expanding distribution network and future operational growth. Johnstaff provided Project Management and Superintendent services from feasibility through to operational commencement, integrating specialist warehousing requirements, renewable energy infrastructure and operational considerations to deliver an efficient, resilient and future-ready facility.



Future-ready facility enhancing Queensland distribution operations

BAC Container Store & Modification Facility

Brisbane Airport Corporation | Brisbane Airport, QLD | $30m

The BAC Container Store & Modification Facility will deliver a new workshop and container yard capable of storing more than 1,000 shipping containers and accommodating approximately 100 truck movements each day. Johnstaff is providing Project Management and Superintendent services, leading design, briefing, procurement, project controls and contract management to deliver a highly functional industrial facility incorporating sustainable design and operational requirements.



High-capacity facility supporting efficient container operations



Industrial Lands Activation (ILA) Program Management Office (PMO)

WA Department of Energy & Economic Diversification (DEED) | Various WA regions | $20bn

Western Australia's $20bn+ Industrial Lands Activation programme is supporting the activation of 11 Strategic Industrial Areas across six regions, enabling investment in downstream processing, renewable energy, critical minerals processing, green steel and other heavy and strategic industries. Johnstaff, in partnership with KPMG, was engaged to establish and operate the PMO supporting a portfolio of more than 10 industrial activation programmes.

Our team assessed existing project management capability and established a scalable PMO framework covering governance, portfolio reporting, integrated scheduling, risk management, financial oversight and project controls. We also provide embedded project and programme management support to coordinate complex activation activities, including approvals, enabling infrastructure and interfaces required to progress industrial areas towards investment-ready status.

The PMO Establishment Phase was completed in nine months, within the required 12-month timeframe and on budget. The model is now embedded within DEED, providing stronger oversight and coordination across some of Western Australia's most significant industrial and energy transition programmes.



- **PMO established in nine months and on budget**
- **Strengthened governance across critical industrial activation**
- **Improved visibility across $20bn+ industrial investment portfolio**



Plant Phenomics Victoria – Bundoora Glasshouse

DEDJTR | Bundoora, VIC | $11.5m

The $11.5m Bundoora Glasshouse delivered a highly specialised 1,000m^2 plant research facility incorporating automated greenhouses, imaging and robotics technology, growth rooms and controlled environments. Johnstaff applied rigorous Project Management processes across design, programming, stakeholder coordination, commissioning and handover, carefully managing complex technical requirements and interfaces with adjoining operational research facilities. The completed facility achieved BC2 quarantine compliance and provides highly controlled environments supporting world-leading plant research.

- **Automated technical facility delivered to quarantine standards**

JOHNSTAFF

Adelaide
Tarndanya

Auckland
Tāmaki
Makaurau

Brisbane
Meanjin

Christchurch
Ōtautahi

Hobart
Nipaluna

Melbourne
Naarm

Perth
Boorlo

Sydney
Gadigal

Wellington
Te Whanganui
-a-tara

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