



# Guidelines for Major Infrastructure Development Projects

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## Contents

Major Infrastructure Development .....	2
QFR Contact for MID Projects .....	2
QFR MID Forms .....	2
Appendix A .....	3
Appendix B .....	4
QFR Policy for MID Projects .....	4

## Major Infrastructure Development

Where stakeholders for new and existing MID projects require QFR to provide advice, assessment and consultancy services for a MID project please follow the steps listed below.

- a) Contact the Manager of QFR Major Development Unit (MDU) to discuss QFD role in the MID project.
- b) Where required, the Manager of QFR MDU may request the relevant MID project stakeholder submit a completed 'QFR Application for Major Development Fire Safety Services' form which also lists fees charged for advice, assessment, and consultancy services. An example of this form is found in Appendix A along with a link under QFR MID Forms contained within this guideline.
- c) QFR require a Third Party/Peer Review of the Fire and Life Safety Design of a Major Infrastructure Project. Policy on this requirement is found in Appendix B of this guideline.

## QFR Contact for MID Projects

All enquiries regarding MID projects should be made through:

Manager Major Development Unit  
Level 1, 85 Hudson Rd  
Albion QLD 4010  
Ph. 07 3635 1998  
Email: [Building.FireSafety@qfes.qld.gov.au](mailto:Building.FireSafety@qfes.qld.gov.au)

## QFR MID Forms

To apply for QFES advice regarding Fire Safety Services for a Major Infrastructure Development please complete the 'QFES Application for Major Development Fire Safety Services' and submit it via email to the Manager of QFES Major Development Unit. This form can be accessed via the link provided on the QFES Website [Major Infrastructure Development Projects](#) page.

## Form

Effective Date: 02/10/2024 Version: 3.2

**CSO 027 – Application for Major Development Fire Safety Services****Responsible Officer:** Director, Community Safety and Resilience Branch**Audience:** ☐ SCSD ☐ State Ops ☒ QFR ☐ RFSQUpon completion of this form email to [Building.FireSafety@fire.qld.gov.au](mailto:Building.FireSafety@fire.qld.gov.au).**Applicant Details:**

Unless otherwise indicated below, the applicant is liable for all fees and charges payable to the Queensland Fire Department (QFD).

<b>Name:</b>					
<b>Company or Trading Name:</b>					
<b>Postal Address:</b>					
<b>Telephone:</b>		<b>Mobile:</b>		<b>Fax:</b>	
<b>Date:</b>			<b>Email:</b>		

**Project Details**

<b>Project Number:</b>					
<b>Project Name:</b>					
<b>Address:</b>					
<b>Name of Site Contact:</b>					
<b>Telephone:</b>		<b>Mobile:</b>		<b>Fax:</b>	
<b>Email:</b>					

**Fees**

Effective 1 July 2024 – advice, assessment and consultancy services provided by QFR staff to Major Development Projects (includes the testing and final commissioning stages) are charged at \$751.10 per person per hour. The invoice must be paid within 30 days from the date of the invoice.

<b>Invoice to be charged to:</b>					
<b>Postal Address:</b>					
<b>Telephone:</b>		<b>ABN:</b>			
<b>Signature:</b>					

**QFR USE ONLY**

<b>QFR Job Number:</b>					
<b>QFR File Number:</b>					
<b>Receipt Number:</b>					
<b>Project Type</b>					
<input type="checkbox"/> Vehicle Tunnel	<input type="checkbox"/> Busway Tunnels	<input type="checkbox"/> Rail Tunnels			
<input type="checkbox"/> Major Vehicle Bridges	<input type="checkbox"/> Major Port Facilities	<input type="checkbox"/> Refineries			



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CSO 027

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Page 1 of 1

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### QFR Policy for MID Projects

Policy on the Third Party/Peer Review of the Fire and Life Safety Design of Major Infrastructure Projects

#### Purpose

To advise of the requirements of Queensland Fire and Rescue (QFR) relating to the independent third party/peer review of the fire and life safety design and supporting fire safety engineering analysis for major infrastructure projects.

#### Scope

This document relates to major infrastructure projects, such as road/rail tunnels and other similar projects that fall outside the usual building approvals process.

#### Background

As a key stakeholder, the input and agreement of QFR is usually sought on the fire and life safety design of major infrastructure projects, such as road/rail tunnels and the like.

Unlike buildings, there may be no generally accepted prescriptive code or standard to which this type of project may be designed. Typically, the design process will involve the carrying out of a comprehensive fire safety engineering analysis to assess the level of performance of the fire and life safety design proposals and to satisfactorily demonstrate to the authority having jurisdiction and other stakeholders that the design will satisfy the agreed fire and life safety objectives.

Due to considerations such as the lack of prescriptive guidance and the complexity of the supporting analysis typical for this type of project, it is the opinion of QFR that a comprehensive independent third party/peer review of the fire and life safety design and associated fire engineering assessment/analysis documentation must be carried out. Additionally, QFR considers that this review should encompass verification of the as-constructed infrastructure to confirm satisfactory completion and readiness for safe operation.

#### QFR Requirements

As a condition of QFR providing input to the fire and life safety design proposals for this type of development, QFR requires the following:

- A comprehensive third party/peer review to be undertaken by a fire engineer who is acceptable to all stakeholders.
- The fire engineer appointed to carry out the third party/peer review (hereafter called 'the reviewer') must be completely independent of the designer and the design process and must be appropriately qualified and experienced. For example, a fire engineer who is a Registered Professional Engineer of Queensland (RPEQ) in the area of engineering of Fire Safety/Fire Engineering and who is suitably experienced for the particular project being undertaken.
- The specific scope of the third party/peer review is to be agreed by the stakeholder group on a project by project basis. However, in general terms, QFR will require a comprehensive, detailed, and robust review of all key aspects of the fire and life safety design proposals, supporting analysis and associated design documentation to be undertaken. Furthermore, it is recommended that the reviewer be suitably involved in the inspection, testing and commissioning of fire and life safety related construction, installations, systems, and measures, including checking the correct integration and operation of the overall fire safety system.

- Guidance on the third party/peer review of fire engineering reports can be found in a number of documents, including the following:
  - International Fire Engineering Guidelines, Australian Building Codes Board, 2005
  - The SFPE Code Official's Guide to Performance-Based Design Review, Society of Fire Protection Engineers, 2004
  - Guidelines for Peer Review in the Fire Protection Design Process, Society of the Fire Engineers, 2009
- The reviewer is to ensure that relevant stakeholders, including QFR, are kept fully informed of the review process being undertaken, by providing stakeholders with a copy of all review correspondence and periodic status reports.
- QFR will require the reviewer to provide certification of the fire and life safety design, analysis, and assessment documentation, including (but not limited to) any preliminary fire engineering reports, the fire engineering brief, fire engineering analysis reports and other associated design documentation.
- QFR may have other project-specific requirements, depending on the particular circumstances; hence the above list should not be considered exhaustive. These requirements should be discussed with QFR and agreed as early in the project design process as possible.

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