

<b>Technical Report</b>			
<b>TRIM Number:</b>	<b>PA19/1212</b>	<b>Synergy Number:</b>	<b>PA19/1212</b>
<b>Lodgement Date:</b>	<b>28 November 2019</b>	<b>DAU Date:</b>	
<b>Address:</b>	<b>Lot 7, 246 Soldiers Road, Cardup</b>		
<b>Proposal:</b>	<b>Outbuilding</b>		
<b>Land Use:</b>	<b>Residential – Single House</b>	<b>Permissibility:</b>	<b>Permitted</b>
<b>Owner:</b>	<b>Ron and Michael Read</b>		
<b>Applicant:</b>	<b>Ellenbrook Sheds Pty Ltd T/A Shed Rite</b>		
<b>Zoning:</b>	<b>Rural</b>	<b>Density Code:</b>	<b>R5</b>
<b>Delegation Type:</b>	<b>12.1.1</b>	<b>Officer:</b>	<b>Ryan Fleming</b>
<b>Site Inspection:</b>	<b>Yes</b>		
<b>Advertising:</b>	<b>Yes – From 2 Jan 2020 – 23 Jan 2020</b>		
<b>Outstanding Internal Referrals:</b>	<b>No</b>		
<b>External Referrals:</b>	<b>No</b>		
<b>Within a Bushfire Prone Area:</b>	<b>Yes</b>		
Part 10A, Cl. 78B of the Planning and Development (Local Planning Schemes) Regulations 2015 exempts the requirement for a BAL assessment.			

### **Introduction:**

A planning application has been received on 28 November 2019 for proposed Outbuilding at Lot 7, 246 Soldiers Road, Cardup.

The subject lot is zoned 'Rural' in accordance with the Shire's Town Planning Scheme No. 2 (TPS2). The outbuilding is considered to fall within the 'Residential – Single House' land use which is a 'permitted' use within the 'Rural' zone in accordance with the Shire's TPS2.

The proposal is reported to Council for determination as Officers do not have delegation to determine an application where there are outstanding objections.

This report recommends that the outbuilding as proposed be approved subject to appropriate conditions.

### **Background:**

#### Existing Development:

The subject site of 2053.99m<sup>2</sup> is located within the rural residential area of Cardup. The site currently contains a single house, two outbuildings (of which the northern most will be removed when the proposed is installed) and a water tank.



Figure 1: Aerial Photography

**Proposed Development:**

The proposal is for an outbuilding, which the applicant has stated will be used for the keeping of vehicles and general domestic storage. The proposed outbuilding would have a floor area of m2, be located m from the side (south) lot boundary and m from the rear (west) lot boundary. It would have a wall height of 4m, a ridge height of 4.794m and be of a \_\_\_\_ construction, coloured ‘pale eucalypt’.

The proposal seeks approval against the Design Principles of the R-Codes to address the floor area, wall height, ridge height variations and setback variations proposed to the deemed-to-comply requirements for an outbuilding.

**Community / Stakeholder Consultation:**

Advertising was carried out for a period of 21 days, from 2 January 2020 – 23 January 2020, whereby 1 submission of objection was received. The submission is summarised and addressed in the table below:

NATURE OF CONCERN	APPLICANT RESPONSE
1. There will be overshadowing on the roof of my shed, which will reduce the effectiveness of my solar panel installation. 2. The neighbour has possibly previously been operating a car	1. The applicant put a 4m high pole in the ground to reflect the height and location of the proposed outbuilding. It did not cast a shadow over the dividing fence, let alone onto the roof of the neighbour’s outbuilding (seen in figure 3). 2. The shed is to be used to store/maintain a number of vintage/old vehicles and tractors that are on site. No commercial operation will take place. 3. There is plenty of open space on the property and amenity will not be impacted.

wrecking/repair business from their property, what will the outbuilding be used for?	4. The outbuilding will allow for the site to be cleaned up by providing storage space for the vehicles scattered around the property.
3. The outbuilding will have an adverse impact on open space and amenity. 4. The property is poorly maintained and should	<p style="text-align: center;"><b>OFFICER COMMENT</b></p> <p>1. Officers consider that overshadowing is consistent with the deemed-to-comply requirements of the R-Codes (refer to the R-Code assessment). The solar system is not existing at the moment. Officer calculations show that the ground shadow of the proposed shed would not extend across the whole of the objectors shed. Taking into account the height of the neighbours shed, Officers consider that the proposed would be unlikely to impact on the objectors future solar system.</p> <p>2. Officers agree that this should not occur without approval, so a condition has been recommended to ensure that the outbuilding is for domestic purposes.</p> <p>3. Refer to the R-Code assessment. The proposal is compliant with the deemed-to-comply requirements of the R-Codes in terms of open space.</p> <p>4. Noted.</p>

**Statutory Environment:**

5. *Planning and Development Act 2005*
6. *Planning and Development (Local Planning Schemes) Regulations 2015*
7. Shire of Serpentine Jarrahdale Town Planning Scheme No. 2
8. Rural Strategy Review 2013
9. State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

**Planning Assessment:**

A comprehensive assessment has been undertaken in accordance with section 67 of the Planning and Development Regulations 2015, the assessment can be viewed as part of the attachment.

Land Use:

The applicant has advised that the owner is going to use the shed to store old cars and tractors that are located on the property currently (as seen in site photos in this assessment). This is considered to fall within the 'Residential – Single House' land use. The subject property is zoned 'Rural' in accordance with the Shire's Town Planning Scheme No. 2 (TPS2), in which the 'Residential – Single House' land use is a permitted use. Therefore, Officers consider that the shed is going to be used for a use which is in accordance with what is expected for and the character of the area. Officers will place a condition on the approval ensuring that the shed is used for private and not commercial purposes without approval if required.

**Orderly and Proper Planning:**

Clause 67 of the regulations, specifically A – J, considers state and local planning policy frameworks including draft schemes, strategies, state planning policies, local planning policies and the like. These frameworks provide guidance in order to establish if a development is consistent with orderly and proper planning.

TPS2:

Clause 5.9.1 of TPS2 states that, “*The purpose and intent of the Special Rural Zone is to depict places within the rural area wherein closer subdivision will be permitted to provide for such uses as hobby farm, horse training and breeding, rural residential retreats and intensive horticulture, and also to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of the selected areas.*” Officers consider that a proposal for a gazebo, incidental to the existing ‘Residential – Single House’ falls within this definition as it would facilitate a rural residential retreat.

The subject property is designated an R-Code of R5 by TPS2. Therefore, the application has been assessed against the R5 requirements of the R-Codes.

Local Planning Scheme No.3 (LPS3):

LPS3 is currently being advertised. As such, it is a seriously entertained document and has to be considered during the planning assessment. It is noted that the subject property is proposed to be rezoned from ‘Rural’ to ‘Rural Residential’ in LPS3. The proposed outbuilding would fall within the ‘Single House’ land use in LPS3, which is a permitted land use within the ‘Rural Residential’ zone. Therefore, Officers consider that the proposed outbuilding would not adversely prejudice the implementation of LPS3.

Rural Strategy 2013 Review:

The Shire’s Rural Strategy 2013 Review (Strategy) outlines key themes that future development within rural areas should be considered against. The subject property is zoned ‘Rural’, however in the Strategy it is identified as being within an ‘Urban or Industrial Cell’. Considering the Strategy generally, it requires rural areas to maintain a rural character, retain natural assets and facilitate productive rural areas by ensuring the areas are economically productive. Officers consider the proposed outbuilding generally complies with these objectives as it does not impact or cause the removal of any natural assets and it is consistent with the character of the area. Officers consider that the area is characterised by large outbuildings, which are commonly found within the ‘Rural’ zone and that the proposal is consistent with this.

Form of Development and Amenity:

Clause 67 of the Deemed Provisions, specifically K, L, M, N, P, all relate to the form and amenity of the development that is required to be assessed.

5.1.2 STREET SETBACK						
5.1.3 LOT BOUNDARY SETBACK						
5.1.4 OPEN SPACE						
Lot Setbacks	Length	Height	MO	D-t-C	Proposed	OK
<b>Outbuilding</b>						
Primary street (east)	9m	4m	N	12m	52.9m	Y
Side (north)	16m	4m	N	1.6m	18.65m	Y
Side (south)	16m	4m	N	1.6m	1.5m	N
Rear (west)	9m	4m	N	1.1m	1.5m	Y

	AD Provision	Proposed	OK	Comment
Open Space (%)	70%	76.55%	Y	
Outdoor Living (m <sup>2</sup> )	N/A	N/A	N/A	
Min. Dimension (m)	N/A	N/A	N/A	
Location	N/A	N/A	N/A	
Accessibility	N/A	N/A	N/A	
Roof Coverage	N/A	N/A	N/A	
<b>Communal Open Space &amp; Landscaping Requirements See Clause 5.1.5 &amp; 5.3.2</b>		N/A		

5.1.6 BUILDING HEIGHT				
	D-t-C	Proposed	OK	Comment
Top of External Wall (Roof Above)	6.0m	4m	Y	
Top of External Wall (Concealed Roof)	7.0m	N/A	N/A	
Top of Pitched Roof	9.0m	4.794m	Y	
Note: Above provisions are Category B "default provisions". Refer to Clause 5.1.6 for A and C provisions and interpretations.				

5.4.2 SOLAR ACCESS FOR ADJOINING SITES				
	D-t-C	Proposed	OK	Comment
Overshadowing	25%	4.65%	Y	Officers calculation of solar coverage of the property to the south is well within the deemed-to-comply requirements of the R-Codes.
Note: R25 and lower 25%, R30 – R40 35%, R-IC or above R40 50% of adjoining site area.				



**5.3.9 STORMWATER MANAGEMENT**

<b>Storm Water</b>	<ul style="list-style-type: none"> <li>All Storm Water to be Retained on-site</li> </ul>	Y	Method: Via water tank, ensured through conditions.
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**5.4.3 OUTBUILDING**

Provision	D-t-C	Proposed	OK	Comment
Not attached to a dwelling	Not attached	Not attached	Y	
Non-habitable	Non-habitable	Non-habitable	Y	
Accumulatively less than 60m <sup>2</sup> in floor area	60m <sup>2</sup>	198m <sup>2</sup>	N	Proposed outbuilding: 144m <sup>2</sup> Existing outbuilding: 54m <sup>2</sup>
Max wall height of 2.4m	2.4m	4m	N	
Max ridge height of 4.2m	4.2m	4.794m	N	

<b>Not within primary or secondary street setback area</b>	Refer to setback assessment above (5.1.2)		Y	
<b>Open space consistent with Table 1</b>	70%	76.55%	Y	
<b>Setbacks</b>	Refer to setback assessment above (5.1.3)		N	0.1m variation to south boundary

Site Photos:



Figure 2: Looking toward the south-west corner of the site in which the outbuilding will be located, abutting the neighbouring property's outbuilding.



Figure 3: Addressing the neighbour's complaint, the 4m high pole does not cast a shadow over the dividing fence.



Figure 4: Looking to the rear of the property (west boundary), there is screening vegetation.



Figure 5: Looking towards the objector's property (south boundary) from the location of the outbuilding.



Figure 6: Looking along the southern boundary from the streetscape. The proposed outbuilding will be behind the blue outbuilding, visible but well screened.

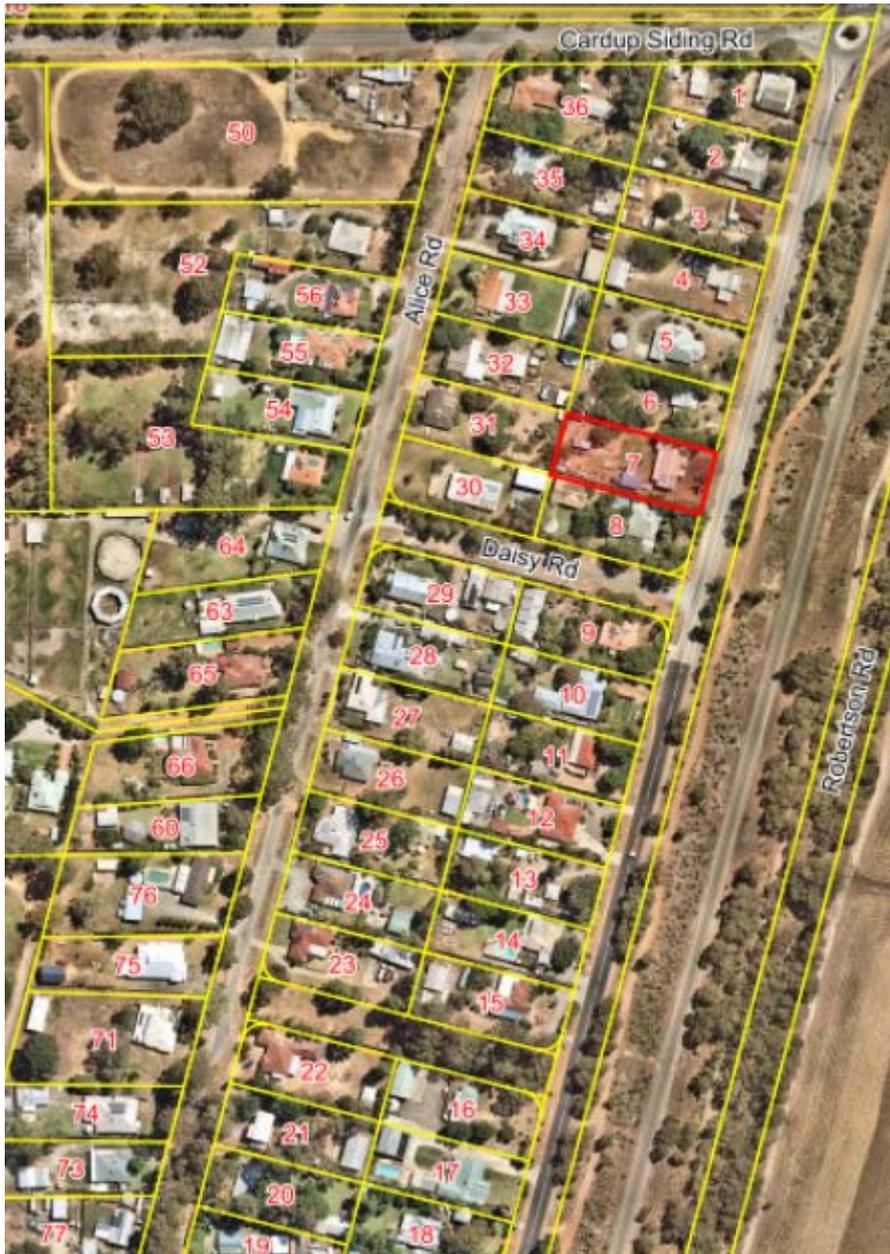


Figure 7: An aerial view showing large outbuildings characterising the area currently.

Assessment of Variations						
Planning Element	Applicable Rule	Design Principles	Deemed-to-Comply	Proposed	Comment	Condition Imposed
Outbuildings	R-Codes Clause 5.4.3 P3	P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.	Accumulative floor area: 60m <sup>2</sup>	198m <sup>2</sup> (144m <sup>2</sup> for the proposed building)	<p>Firstly, the outbuilding is setback 52.9m from the primary street boundary. It will be screened from the streetscape by existing vegetation, an outbuilding and the dwelling (seen in figure 6). Therefore, Officers are satisfied that the proposed outbuilding would not adversely detract from the streetscape.</p> <p>Secondly, Officers consider that despite the variation to the deemed-to-comply requirements of the R-Codes, the outbuilding will not detract from the visual amenity of the neighbouring property to the south. In relation to wall and ridge height, Officers consider that the proposed to have the exact wall and ridge height dimensions of the previously approved outbuilding, that the proposed would abut to the south-west (10 Alice Road). This leads Officers to consider that the proposal is consistent in terms of scale with the surrounding area. As seen in figure 7, there are numerous other large outbuildings of similar size and scale in the surrounding 'Rural (R5)' area. Furthermore, the proposed location of the outbuilding will be abutting two existing outbuildings, therefore negating the impact on bulk and amenity to those properties. The setback of the outbuilding, being a 0.1m variation, is considered to be minor and that enforcing the additional setback would have not impact in further reducing visual amenity impacts on the effected property. Therefore, Officers consider that the design principle in question is met.</p>	N/A
			Wall height: 2.4m	4m		
			Ridge height: 4.2m	4.794m		
			Side (south) setback: 1.6m	1.5m		
<b>LPP4.19 – Outbuildings, Sheds, Garden Sheds and Sea Containers</b>						
	<b>Provision</b>			<b>Comment</b>		
2.2.1	Whether a size variation is required to satisfy specific needs of the owner/applicant			The applicant seeks the additional size so that a number of cars and tractors can be stored in the outbuilding, with the		
2.2.2	Whether a size variation is excessive, considering the character of the surrounding area			The proposed outbuilding floor area and heights are considered consistent with what is existing in the area (refer to locality outbuilding assessment).		
2.2.3	Whether a size variation would reduce the amount of open space or outdoor living area required in accordance with the R-Codes			Open space is consistent (refer to R-Code assessment).		

2.2.4	Whether the development is sited behind the front setback line for the dwelling, visible from the street or neighbouring properties;	Considered to be adequately set back and screened from neighbours properties and the streetscape.
2.2.5	Whether non-reflective materials are proposed on the building	Materials are trimdeck walls and corrugated roofing. Condition is recommended to ensure a 'pale eucalypt' colour is over the whole building to reduce visual impacts.
2.2.6	Whether adequate screening exists, or has been proposed, from the road and/or neighbouring;	Outbuilding is proposed abutting neighbouring property's outbuildings of similar size. This is considered to negate adverse impacts to the adjoining properties.
2.2.7	Consideration of comments from the affected adjoining landowners	One objection received. Officers consider that the concerns of the neighbour have been satisfied.
2.3.1	How the proposal will not adversely impact the adjoining property owners. This could include written non-objections from the adjoining landowners and/or photographs as viewed from the proposed location of the shed, garden shed, outbuilding or sea container	Refer to neighbour referral section of this report.
2.3.2	How the streetscape or the amenity of the locality will not be negatively impacted	The outbuilding is set back significantly and screened by other buildings and vegetation from the streetscape.
2.3.3	How any potential negative visual impacts can be ameliorated. This may include the provision of vegetative screening and/or colours or materials matching the existing buildings or vegetation on site	Officers recommend a condition to colour the outbuilding 'pale eucalypt'.

**Options and Implications:**

Option 1: Council may resolve to approve the application subject to conditions.

Option 2: Council may resolve to refuse the application subject to reasons.

Option 1 is recommended.

**Conclusion:**

Officers consider that the proposed outbuilding is consistent with the design principles of the R-Codes. Officers consider that the scale of the outbuilding is consistent with those that already characterise the area and that there would not be an adverse impact on the amenity of the area by the proposal. The proposal is considered consistent with the wider state and local planning framework. Therefore, the proposed outbuilding is recommended for approval.

**Attachments:**

Deemed Provisions – Cl 67 Matters to be considered by local Government

**Land Use:**

a) The aims and provisions of this Scheme and any other local planning scheme operating within the area	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<p><b>Comment:</b> Consistent with zoning.</p> <p>The applicant has advised that the owner is going to use the shed to store old cars and tractors that are located on the property currently (as seen in site photos in this assessment). This is considered to fall within the 'residential – single house' land use which is a permitted use in the 'rural' zone. Therefore, Officers consider that the shed is going to be used for a use which is in accordance with what is expected for and the character of the area. Officers will place a condition on the approval ensuring that the shed is used for private and not commercial purposes.</p>			
b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting of approving	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<p><b>Comment:</b> Consistent with planning framework and principles of orderly and proper planning and the draft LPS3.</p>			
c) any approved State planning policy	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<p><b>Comment:</b> Refer to R-Code assessment.</p>			

d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d) – <b>None</b> <b>Applicable to this area from what I can determine</b>	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

e) any policy of the Commission	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

f) any policy of the State	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Refer to R-Code assessment.			

g) any local planning policy for the Scheme area	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b> Though not applicable, LPP1.5 Exempted Development was considered in the assessment to provide context to Officer recommendation.			

h) any structure plan, activity centre plan or local development plan that relates to the development	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

i) any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

## Development:

k) the built heritage conservation of any place that is of cultural significance	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Refer to R-Code assessment and non-Compliance table.			

n) the amenity of the locality including the following – I. Environmental impacts of the development II. The character of the locality III. Social impacts of the development	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Proposal considered to fall within the 'Residential – Single House' land use which is permitted in the 'Rural' zone and therefore consistent with the character of the area. Outbuilding proposed form is also consistent with other large outbuildings which already characterise the area. Regarding environmental impacts, there was a concern from the neighbour that the proposal would adversely impact on their capability to utilise solar power. Officers consider that this would not be adversely impacted however, refer to community consultation section.			

o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Officers note that there is one small exotic tree (non-native), which may need to be trimmed or pruned to accommodate the proposed outbuilding. Officers consider that this would be permissible and is not of concern.			

q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Proposal exempt from requiring a BAL under Part 10A of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . This is because the shed is not a habitable building.			

r) the suitability of the land for the development taking into account the possible risk to human health or safety	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
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<b>Comment:</b>			
s) the adequacy of – I. The proposed means of access to and egress from the site; and II. Arrangements for the loading, unloading, manoeuvring and parking of vehicles	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Existing arrangements.			
t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity off the road system in the locality and the probable effect on traffic flow and safety	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
u) the availability and adequacy for the development of the following – I. Public transport services II. Public utility services III. Storage, management and collection of waste IV. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) V. Access by older people and people with disability	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
w) the history of the site where the development is to be located	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
y) any submissions received on the application	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Refer to the community consultation section for the addressing of the objection.			

Za) the comments or submissions received from any authority consulted under clause 66	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

Zb) any other planning consideration the local government considers appropriate	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			