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NOVEMBER 2022

**PROJECT NERIO – WAREHOUSE & DISTRIBUTION CENTRE
LOT 1 DP1274322, EASTERN CREEK
CONSTRUCTION WASTE MANAGEMENT PLAN**



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PROJECT NERIO – WAREHOUSE & DISTRIBUTION CENTRE LOT 1 DP1274322, EASTERN CREEK Construction Waste Management Plan

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REV	DATE	DETAILS
A	09/02/2022	Construction Waste Management Plan
B	30/11/2022	Construction Waste Management Plan

	NAME	DATE	SIGNATURE
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1 INTRODUCTION

<i>Client:</i>	<i>Charter Hall</i>
<i>Development Type:</i>	<i>Commercial (Warehouse)</i>
<i>Proposed Works:</i>	<i>Construction and associated works</i>
<i>Application Number:</i>	<i>SSD-30923027</i>

The following Construction Waste Management Plan (CWMP) has been prepared for the proposed construction and associated works at Lot 1 Eastern Creek Drive, Eastern Creek.

This CWMP has been prepared based on the Blacktown Development Control Plan 2015 (Part G, Site Waste Management and Minimisation, Section 3) and current best practice waste management methodology and technologies commonly available in Australia.

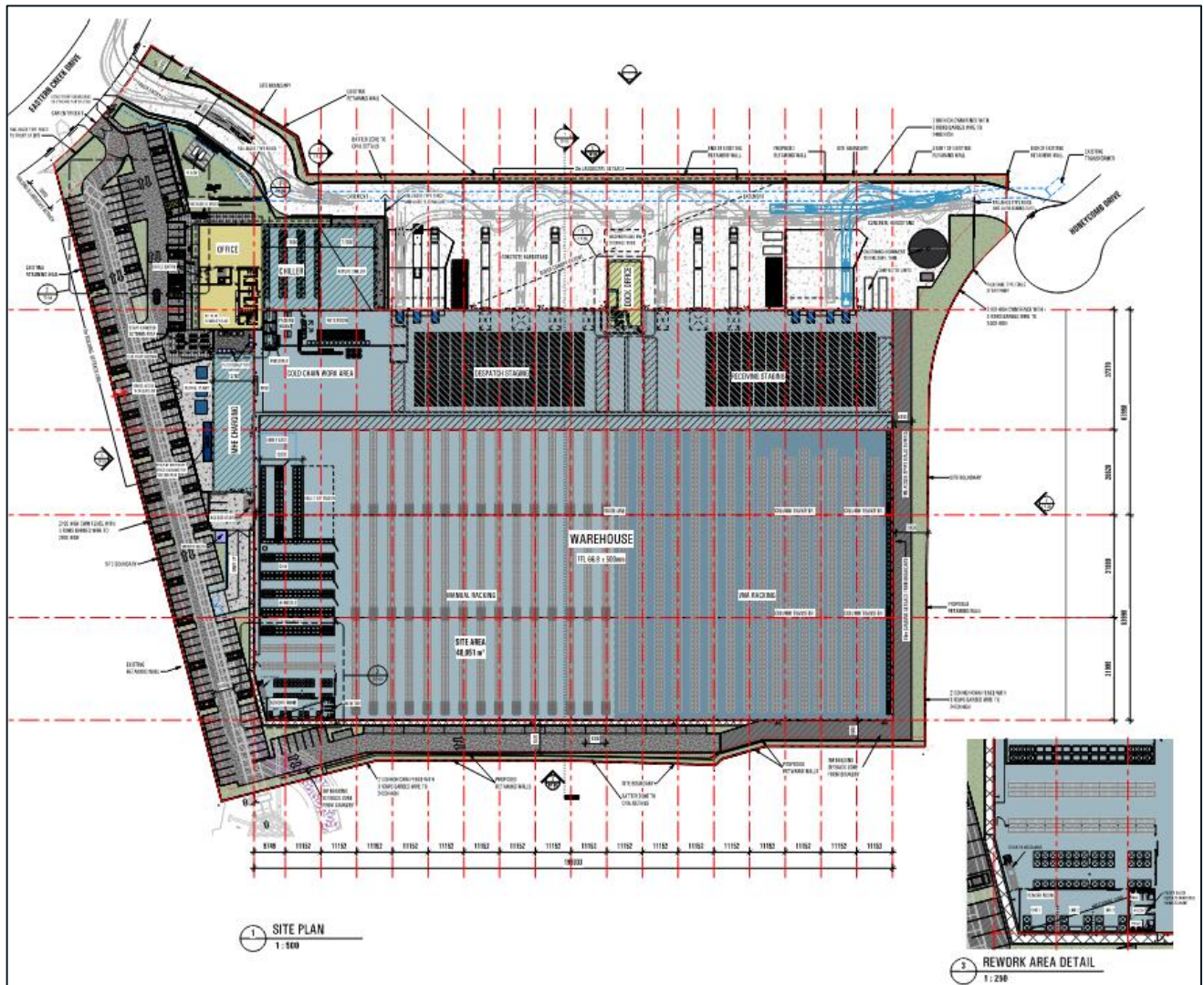
2 PROJECT DESCRIPTION

The proposed development includes the construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek, comprising:

- Minor earthworks involving cut and fill works;
- Site preparation works and servicing;
- Warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room; and
- External hardstands and landscaping;

A site plan is provided below for context. Further design drawings are provided in Appendix A.

Figure 1 Site Plan



3 RESPONSE TO DEVELOPMENT CONTROL CONDITIONS

A development application for the subject site has been lodged (SSD-30923027), to which the consent authority (Minister for Planning) has raised a number of conditions relevant to construction waste management.

This Construction Waste Management Plan (CWMP) satisfies these conditions with responses as per Table 1 below:

Table 1 Response to Planning Comments

SSD-30923027 Condition	CWMP Response
<p>Construction and Demolition Waste Management</p> <p><i>B33. Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:</i></p> <p>(a) <i>Detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</i></p> <p>(b) <i>Be implemented for the duration of construction works.</i></p>	<p>A CEMP (to be prepared by others) will include this Construction Waste Management Plan in line with the head contractor’s program and trades scheduling.</p> <p>Forecast waste quantities generated during construction are detailed in Section 4.5 of this report. Potential disposal and recycling locations are outlined in Section 5.</p> <p>The Construction Waste Management Plan will be implemented throughout the duration of construction works (refer Section 3).</p>
<p><i>B34. The Applicant must:</i></p> <p>(a) <i>Not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary; and</i></p> <p>(b) <i>Implement the most recent version of the Construction Demolition Waste Management Plan approved by the Planning Secretary.</i></p>	<p>Construction works will not commence until the Construction Waste Management Plan is approved by the Planning Secretary (refer Section 3).</p> <p>Only the most recent version of the Construction Waste Management Plan approved by the Planning Secretary must be implemented (refer Section 3).</p>
<p>Waste Management Plan</p> <p><i>B35. Prior to the commencement of operation of the development, the Applicant must prepare a Waste Management Plan for the Development. The Plan must:</i></p> <p>(a) <i>Detail the type and quantity of waste to be generated during construction and operation of the development;</i></p> <p>(b) <i>Describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulations 2014 and the Waste Classification Guideline (Environment Protection Authority, 2014);</i></p> <p>(c) <i>Detail the materials to be reused or recycled, either on or off site; and</i></p> <p>(d) <i>Include the Management and Mitigation Measures included in Appendix 2.</i></p>	<p>Forecast waste quantities generated during construction are detailed in Section 4.5 of this report.</p> <p>Waste will be classified and managed in accordance with the noted legislature as appropriate, per Sections 4.2 and 4.4.</p> <p>Section 4.2 details the construction materials to be reused or recycled both on and off site. Section 5 provides a likely list of disposal / processing facilities.</p> <p>Of the Management and Mitigation Measures listed,</p> <ul style="list-style-type: none"> - WM1 and WM2 are addressed in Section 4.2; - WM3 is addressed in Section 4.4; and - WM4 is addressed in Section 4.1.

SSD-30923027 Condition	CWMP Response
<p>Statutory Requirements</p> <p><i>B36. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of the EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.</i></p> <p><i>B37. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.</i></p> <p><i>B38. The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.</i></p> <p><i>B39. The collection of waste generated during operation of the development must be undertaken between 7am to 10pm Monday to Friday.</i></p>	<p>Waste will be classified in accordance with the EPA document <i>Waste Classification Guidelines</i> (2014) as appropriate, per Sections 4.2 and 4.4.</p> <p>No external waste will be received at the site (refer Section 4.4).</p> <p>The principal construction contractor will be responsible for all sampling and waste collection data (refer Section 4.4).</p> <p>Waste collection will be limited to between 7am to 10pm Monday to Friday (refer Section 4.3).</p>

4 WASTE MANAGEMENT PLAN

The following Construction Waste Management Plan (CWMP) is provided as a high-level summary of typical construction waste operations for implementation over the duration of construction works, and is to be incorporated into the site's Construction and Environmental Management Plan (CEMP) as appropriate. Should construction operations significantly differ in practice, the principal construction contractor will be responsible for documenting any significant departures from the CWMP.

As per the Blacktown Development Control Plan 2015 (Part G, Site Waste Management and Minimisation, Section 3) requirements, this CWMP includes detail of:

- The type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods;
- Location and space allocated for the storage of demolition and construction waste or materials; and
- Waste collection point(s) for the site.

Maximised diversion of construction waste from landfill should be targeted for this development, to be achieved through appropriate material separation practices. The specific re-use, removal or treatment of construction waste will be undertaken by third parties as appropriate.

Construction works must not commence prior to approval of this Construction Waste Management Plan by the Planning Secretary. Subsequently, only the most recent version of the Construction Waste Management Plan approved by the Planning Secretary must be implemented. The Construction Waste Management Plan will be implemented throughout the duration of construction works.

Information as shown is not intended to form the sole basis of any construction works, and is subject to change pending the preferred operations of the principal construction contractor.

Note that no demolition works are proposed under the subject application, with the subject land parcel unoccupied by any structure. No demolition waste will be generated by the subject development, and as such the following assessment addresses the construction phase only.

4.1 CONSTRUCTION PHASE

Construction works will generally generate waste through the erection and finishing of the development (i.e. construction waste). CEMP (to be prepared by others) will incorporate include the construction and demolition (C&D) waste strategy in line with the head contractor's program and trades scheduling.

Most waste products generated throughout construction works can be readily recycled or reused, and include steel framing, damaged glazing, cladding and roof sheeting, plasterboard linings, timber features and framing, metals, concrete and rubble. Metal and plastic piping and conduits, cabling and floor finishes (tiling) should also be recovered.

Accurate materials estimation and ordering, offsite prefabrication of framing modules and fitout components, and monitoring and review of specifications and onsite construction and fitout operations will minimise the potential volume of construction waste to be generated in the first instance.

Wherever possible, construction waste will be stored and sorted on-site, including on-site collection zones for each waste stream. Any waste skips be stored in public places will be done so in accordance with Council policy.

To assist in maximising recovery of resources from C&D waste on-site, and minimising the cost and environmental impacts of waste being disposed to landfill, subcontractors and other site personnel should be educated regarding requirements for recovery of waste. At a minimum, the training should cover:

- Legal obligations and targets
- Emergency response procedures on-site
- Waste priorities and opportunities for reduction, reuse, and recycling
- Waste storage locations and separation of waste
- Procedures for suspected contaminated and hazardous wastes
- Waste related signage
- The implications of poor waste management practices, and
- Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.

4.2 WASTE SYSTEMS

A detailed waste strategy should be considered by the principal contractor prior to commencement. As per standard industry practice, a minimum 80% diversion rate from landfill for waste generated from construction activities should be targeted across the subject site. Only wastes that cannot be reused or recycled in a cost-effective manner may be sent to landfill or similarly appropriate disposal facilities.

For the purpose of this assessment, construction waste has been considered through the following activities:

- **Building Erection:** Construction of new buildings form (i.e. warehouse, office) throughout the site.
- **Paving:** Solid paving of additional surfaces throughout the site (i.e. carpark, loading dock, etc.)
- **Landscaping:** Landscaped areas and vegetation throughout the site.

In accordance with the NSW EPA document *Waste Classification Guidelines* (2014), any garbage and organics volumes will generally be treated as **general solid waste (putrescible)**, any liquid / chemical / hazardous waste as **hazardous waste**, and all other volumes (excavated soil, metals, plasterboard, etc.) as **general solid waste (non-putrescible)**.

Whilst intact electronics (if electronics are generated at all) can generally be treated as **general solid waste (non-putrescible)**, once broken these materials are often re-classified as **hazardous waste** due to chemical leakage. Any broken electronics will be classified on a case-by-case basis, with any ensuring hazardous waste volumes treated as separate volumes in accordance with proper handling protocols.

For ease of reference, each individual waste stream anticipated to be generated has been considered under the following general categories:

- **Construction Streams:** Waste debris incurred from the construction of new buildings onsite (i.e. concrete, timber, plasterboard, etc.).
- **Packaging Streams:** Waste volumes generated through general material packaging (cardboard, shrink wrap, pallets, etc.).
- **Domestic Streams:** Regular municipal waste streams (garbage, commingles, etc.) generated through activities of trades staff on site.
- **Hazardous:** Any additional waste that has substantial or potential threats to public health or the environment.

Each waste category will be managed, stored, and collected in accordance with *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulations 2014*, and appropriate standards. Storage areas will only be accessible by authorised personnel.

A general overview of the expected waste stream profile per development activity is provided in Table 2 below. These waste streams are expected to be separated at source and stored separately on site, as indicated in the following sections.

Table 2 Waste Systems

Waste Category (WSP)	Waste Stream (WSP)	Waste Classification (NSW EPA)	Construction Activity		
			Building Erection	Paving	Landscaping
Demolition Streams	Excavation Material	General Solid Waste (non-putrescible)	✓	✓	✓
	Concrete		✓	✓	
	Plasterboard		✓		
	Metals		✓		
	Glass		✓		
	Ceramics		✓		
	Fines		✓		
	Vegetation cuttings	General Solid Waste (putrescible)	✓		✓
Packaging Streams	Cardboard packaging	General Solid Waste (non-putrescible)	✓		
	Plastics packaging		✓		
	Wood packaging		✓		
	Metallic packaging		✓		
	Mixed packaging		✓		
Domestic Streams	Domestic General Waste	General Solid Waste (non-putrescible)	✓	✓	✓
	Domestic Commingles	General Solid Waste (non-putrescible)	✓	✓	✓
Hazardous	Chemical	Hazardous Waste	✓	✓	✓

4.2.1 CONSTRUCTION WASTE STREAMS

All wastes generated throughout construction activities are to be effectively stored, handled, treated, reused, recycled and/or disposed of lawfully and in a manner that protects environmental values. As a guiding principle, waste should be managed in accordance with waste hierarchy, as to maximise waste diversion from landfill.

In the context of the subject works, the approach of the waste hierarchy can be generally considered as:

- **Re-use (Onsite):** Direct and immediate re-use of materials onsite as part of subsequent construction activities.
- **Re-use (Offsite):** Re-use of materials offsite under separate construction activities unrelated to the subject development.
- **Recycle:** Volumes sent to an off-site facility to be recycled into new products and/or on-sold for further use.
- **Dispose:** Volumes sent to landfill / cleanfill for end disposal. Materials not harnessed for any further use.

Aspirational waste stream separation is summarised in Table 3 below. Information as shown is provided for discussion only and should not be used as the basis of any construction works or waste reporting.

Table 3 Construction Waste – Aspirational Stream Separation

Waste Stream	Typical Receptacle	Notes:
Excavation Material	Skips	Re-Use (Onsite): Re-apply onsite as fill. Re-Use (Offsite): Transported to a C&D waste recycler for recovery as fill under separate use.
Concrete / Ceramics / Fines	Skips	Re-Use (Onsite): Crush on-site for application as fill / gravel. Recycle: Transported to a C&D waste recycler for crushing / recycling into recovered products.
Plasterboard	Skips	Re-Use (Onsite): Crush on-site for application as fill / gravel. Recycle: Transported to a C&D waste recycler for crushing / recycling into recovered products.
Metals	Skips	Recycle: Transported to a metals waste recycler for crushing / recycling into recovered products.
Glass	Skips	Recycle: Transported to a glass waste recycler for crushing / recycling into recovered products.
Vegetation Cuttings	Skips / Bagged	Re-Use (Onsite): Mulch onsite & apply to any existing green areas Recycle: Transported to a C&D waste recycler for mulching / recycling into recovered products.

4.2.2 PACKAGING STREAMS

Packaging waste streams will be generated through material procurement and consumption. These streams will be collected under a separate system to the construction streams by suitably licensed private contractors.

A high level overview of reuse, recycle and disposal opportunities for each packaging waste stream is provided in Table 4 below.

Table 4 Packaging Waste Streams

Waste Stream	Typical Receptacle	Notes:
Cardboard Packaging	Bins	Recycle: Volumes transported to a cardboard plant for recycling into recovered products.
Plastics Packaging	Bins	Recycle: Volumes transported to a plastics plant for recycling into recovered products.
Wood Packaging	Bins / Loose (Pallets)	Re-Use (Onsite): Re-use pallets throughout general operations instead of ordering new. Re-Use (Offsite): institute a take-back system with equipment suppliers, such that any pallets are immediately returned to the delivery vehicle once received. Recycle: Transported to a C&D waste recycler for mulching / chipping / recycling into recovered products.
Metallic Packaging	Skips / Bins	Recycle: Volumes transported to a metals plant for recycling into recovered products.
Mixed Packaging	Skips / Bins	Recycle: Separate packaging into individual streams and recycle per the above. Dispose: Volumes sent to landfill.

4.2.3 DOMESTIC STREAMS

Domestic waste streams will be generated through activities of trades staff on site. These streams will be collected under a separate system to the demolition streams, either through a Council service (subject to negotiations with Council) or suitably licensed private contractors.

A high level overview of reuse, recycle and disposal opportunities for each domestic waste stream is provided in Table 5 below.

Table 5 Domestic Waste Streams

Waste Stream	Typical Receptacle	Notes:
General Waste (Garbage)	Bins	Dispose: Volumes sent to landfill.
Commingled Recycling	Bins	Recycle: Volumes sent to a material recovery facility for sorting into individual components (hard plastics, paper/cardboard, glass, metals) and subsequent processing.

4.2.4 HAZARDOUS STREAMS

Chemical and hazardous waste will be managed, stored, and collected in accordance with appropriate standards. Storage areas will only be accessible by authorised personnel.

The management of any hazardous / chemical waste is **not** addressed in this report. This report should **not** be relied upon for any detail regarding hazardous / chemical waste management.

4.3 WASTE COLLECTION

Waste collection will be undertaken by private collection contractors on an as-required basis. Vehicle sizes and on-site access will be in accordance with the Construction Traffic Management Plan prepared by Ason Group (*P1570r06v3 - Construction Traffic Management Plan*, dated November 2022). Waste collections must be undertaken between the hours of 7am to 10pm, Monday to Friday.

The principal contractor will be responsible for positioning waste stockpiles / bins / skips throughout the site such that collections can be readily undertaken. WSP anticipate that collection vehicles will generally be undertaken by Heavy Rigid Vehicles (12.5m length, 4.5m operating height) or smaller.

4.4 WASTE REPORTING AND GOVERNANCE

The principal contractor will be responsible for assessing and classifying all liquid and non-liquid wastes to be taken off site in accordance with the latest version of the EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and for the disposal of all wastes to a waste management facility or premises lawfully permitted to accept the waste. Additionally, the principal contractor will be responsible for disposal documentation detailing, at a minimum:

- Descriptions and estimated amounts of all waste materials removed from site
- Details of the waste and recycling collection contractors and facilities receiving the waste and receptacles
- Records of waste and recycling collection vehicle movements (e.g., date and time of loads removed, licence plates of collection vehicles, and tip dockets from receiving facility)
- Waste classification documentation for materials disposed to off site recycling or landfill facilities

Further actions detailed below will also fall under the responsibility of the principal contractor:

- Ensure waste receptacles are not filled beyond recommended filling levels
- Ensure all waste receptacles leaving the site are covered
- Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities
- Removal of waste during hours approved by council

4.5 WASTE GENERATION

Construction waste generation rates per week are shown in Table 6 and a waste generation assessment in Table 7. As a high level estimate, the waste generation rates and methodologies of the document *Handbook of Recycled Concrete and Demolition Waste* (Pacheco-Torgal et al., 2013) have been adopted. Note that this is **not** intended as a comprehensive list of materials and volumes, and that this methodology accounts for new buildings (warehouse / office structures) **only**.

In absence of a detailed material supply schedule, waste volumes associated with paving and landscaping works are not estimated below. As a general rule of thumb, approximately ~2-5% of the total materials ordered to undertake these works are typically wasted.

Values as shown are provided as estimates only and should not be used as the sole basis of any equipment procurement or waste reporting.

The principal contractor will be responsible for retaining all sampling and waste classification data for the life of the development, in accordance with the requirements of the EPA. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

Table 6 Construction Waste Generation Rates

Waste Stream	Generation Rate * (m ³ waste / m ² construction)	Composition * (% of total volume)
Concrete	0.0025 - 0.0075	10 – 30%
Plasterboard	0.005 - 0.00625	20 – 25%
Mixed C&D Waste (metals, glass, ceramics, fines, etc.)	0.0025 - 0.00375	10 – 15%
SUBTOTAL – CONSTRUCTION STREAMS	0.01 - 0.0175	40 - 70%
Cardboard packaging	0.00025 - 0.001	1 – 4%
Plastics packaging	0.0005 - 0.00075	2 – 3%
Wood packaging	0.00625 - 0.01125	25 – 45%
Metallic packaging	0.0005 - 0.00175	2 – 7%
Mixed packaging	0 - 0.00025	0 – 1%
SUBTOTAL - PACKAGING STREAMS	0.0075 - 0.015	30 – 60%
GRAND TOTAL	~ 0.025	100%

* Waste generation rates & material composition of 'Lightwood Construction: Non Residential' adopted for the purpose of this analysis.

Table 7 Construction Waste Generation Assessment

Waste Stream	Total Building Footprint *	Waste Volume (m ³)
Concrete	23,450m ²	59 - 176
Plasterboard		117 - 147
Mixed C&D Waste (metals, glass, ceramics, etc.)		59 - 88
SUBTOTAL – CONSTRUCTION STREAMS		235 - 410
Cardboard packaging	23,450m ²	6 - 23
Plastics packaging		12 - 18
Wood packaging		147 - 264
Metallic packaging		12 - 41
Mixed packaging		0 - 6
SUBTOTAL – PACKAGING STREAMS		176 - 352
GRAND TOTAL		~ 581

* Building footprint includes the total 21,700m² warehouse GFA (including warehouse, forklift charging and freezer) and total 1,750m² office area (including dock office and main office).

* Building footprint excludes additional paving and landscaping of the site.

5 SUPPLIER CONTACT INFORMATION

A complimentary listing of contractors and equipment suppliers is provided below for your reference. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers. WSP does not warrant (or make representations for) the goods/services provided by these suppliers.

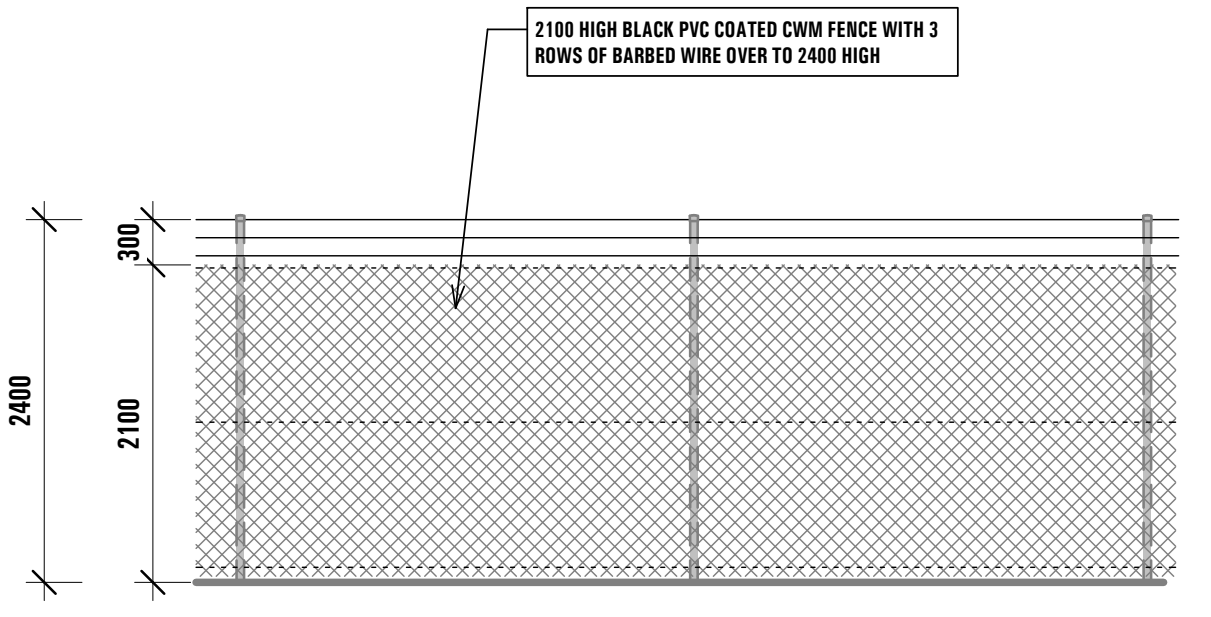
Table 8 Supplier Contact List

Service Type	Contractor / Supplier Name	Phone	Website
Private Waste Collectors (C&D Waste)	Bingo Bins	1300 424 646	www.bingoindustries.com.au
	Transwaste Skips	(02) 9746 8333	www.transwaste.com.au
	Brown Brothers Skip Bins	(02) 9999 6466	www.brownbrosbins.com.au
	Cobra Waste Solutions	1300 484 448	www.cobrawaste.com.au
Off-Site Recycling Facilities	Bingo Recycling Centre Auburn	1300 424 646	www.bingoindustries.com.au
	SUEZ Resource Recovery Centre, Auburn	13 13 35	www.suez.com.au
	Benedict Recycling, Girraween	(02) 9062 4288	www.benedict.com.au
	Greenwood Landfill & Waste Recovery Facility, St Ives	(02) 9450 2288	

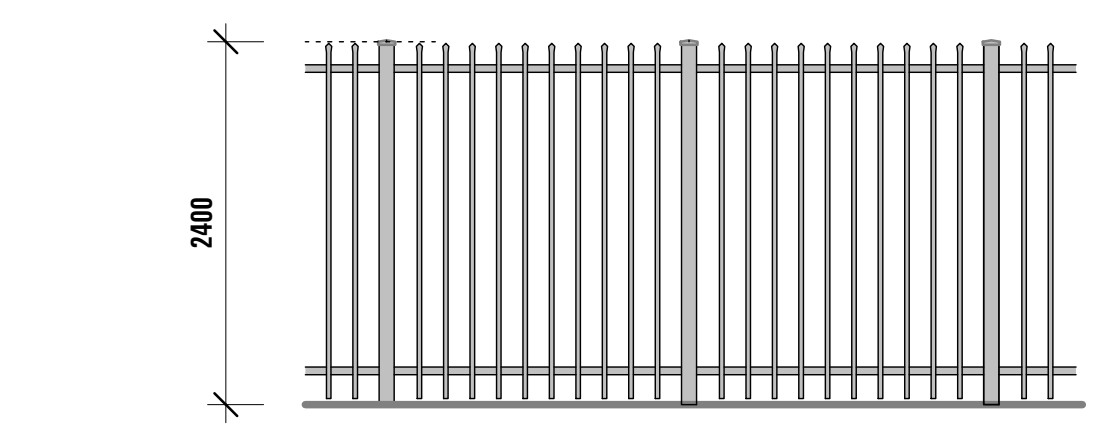
APPENDIX A

SITE PLANS

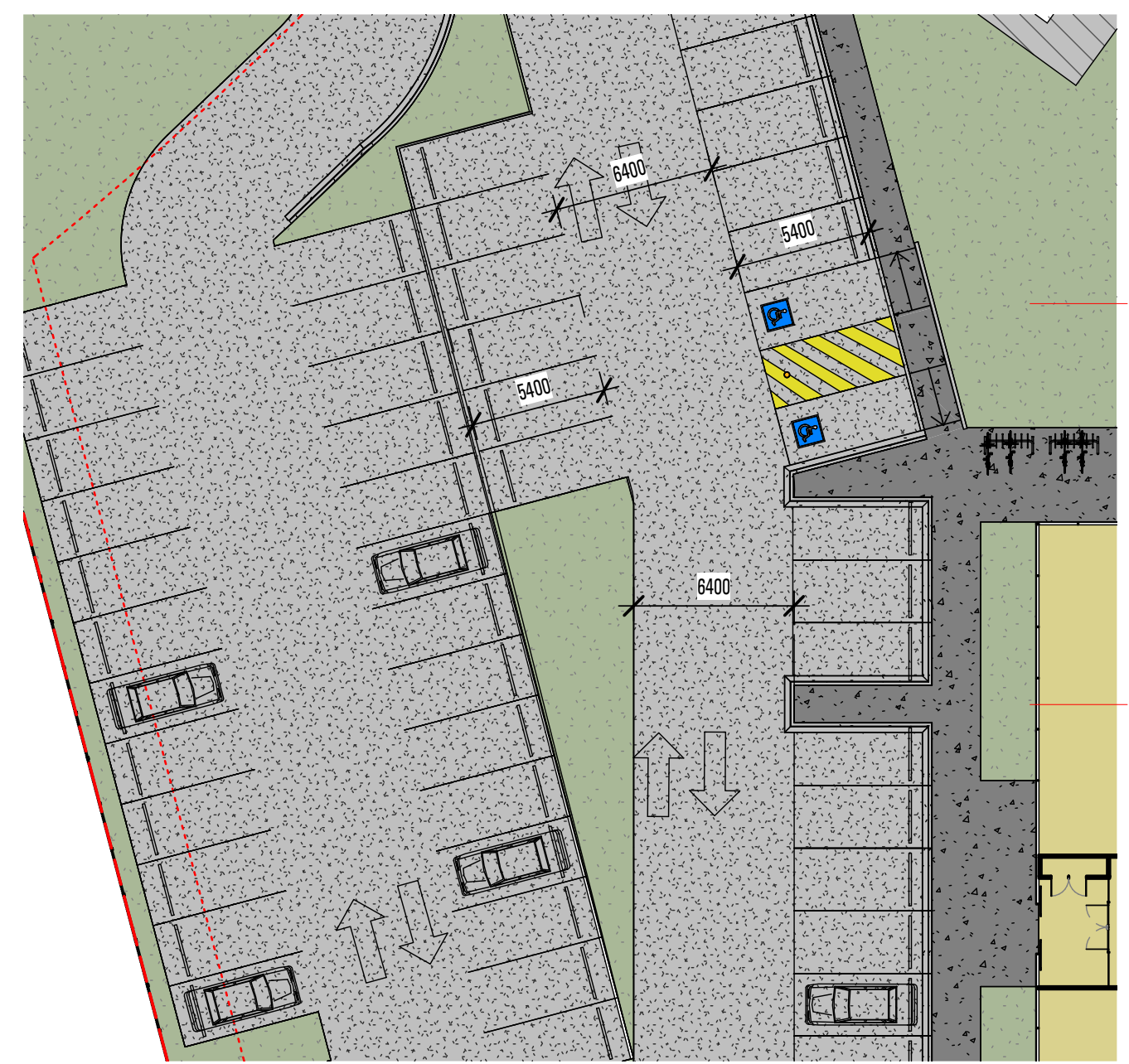




FENCING - 01 (CWM)
1 : 50



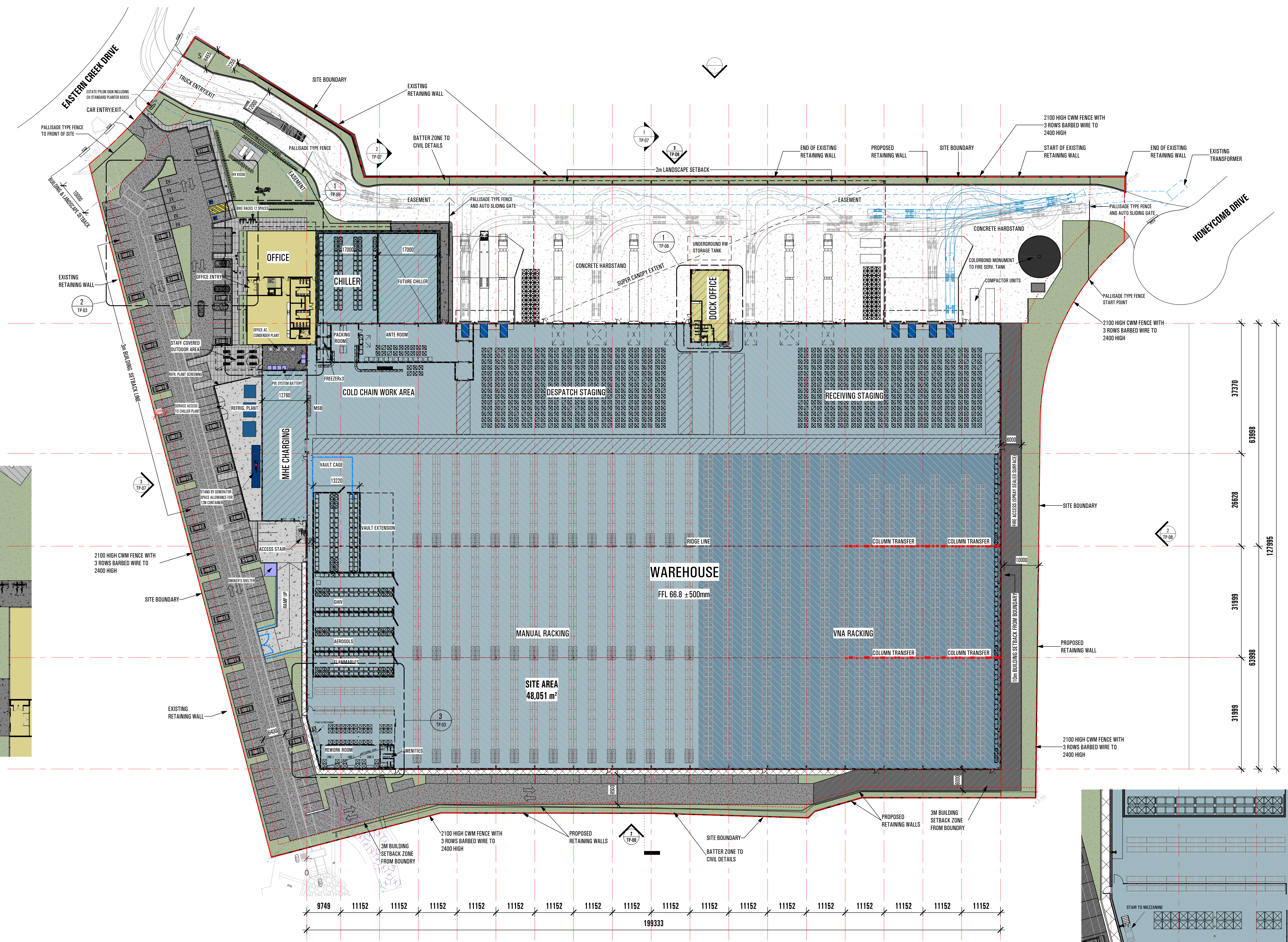
FENCING - 02 (PALISADE)
1 : 50



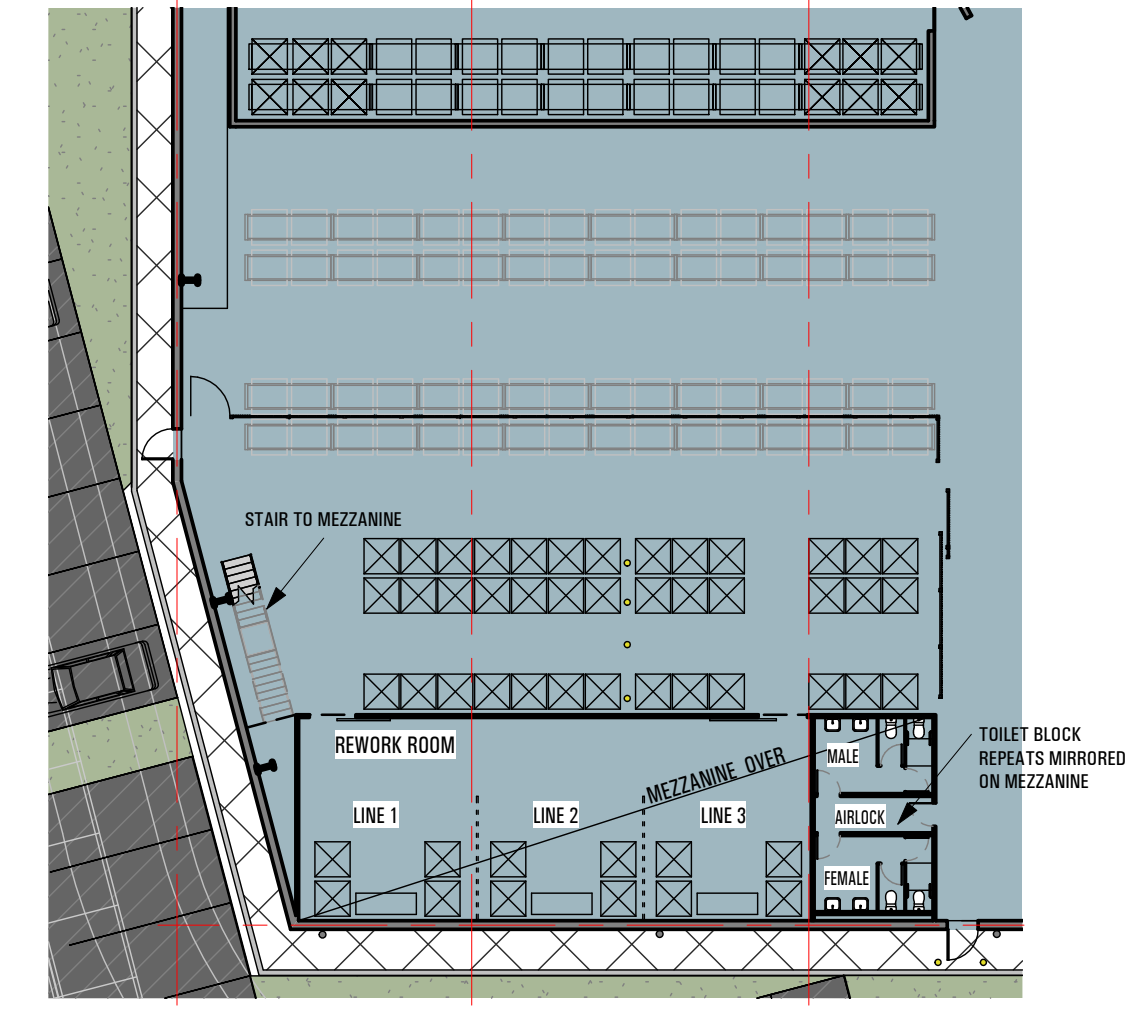
2 CAR PARK DETAIL
1 : 250

GROSS BUILDING AREAS

WAREHOUSE	25,400 M ²
FORKLIFT CHARGING	500 M ²
FREEZER	920 M ²
2 STOREY DOCK OFFICE	450 M ²
2 STOREY MAIN OFFICE	1,300 M ²
TOTAL	28,570 M²
CAR PARKING SPACES	184 NO.
SITE AREA	48,051 M ²
SITE EFFICIENCY	59.5%



1 SITE PLAN
1 : 500



3 REWORK AREA DETAIL
1 : 250

