

EXECUTIVE SUMMARY

CADANGAN PEMAJUAN SUSUNATUR PERINDUSTRIAN DI ATAS LOT 300 DAN LOT 2699, JALAN INDAH GEMILANG, MUKIM PLENTONG, DAERAH JOHOR BAHRU, JOHOR DARUL TA'ZIM UNTUK PARAGON BUSINESS HUB SDN BHD

FIRST SCHEDULE ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

EXECUTIVE SUMMARY

This is an Environmental Impact Assessment (EIA) Report prepared for untuk **PARAGON BUSINESS HUB SDN BHD (PBH)**, to be submitted to the Department of Environment (DOE) Johor for approval. This EIA Project is herewith referred to as the “**CADANGAN PEMAJUAN SUSUNATUR PERINDUSTRIAN DI ATAS LOT 300 DAN LOT 2699, JALAN INDAH GEMILANG, MUKIM PLENTONG, DAERAH JOHOR BAHRU, JOHOR DARUL TA'ZIM UNTUK PARAGON BUSINESS HUB SDN BHD**” Hereafter it will be known as the Project.

The Project falls under the First Schedule, Environmental Quality (Prescribed Activities) Activity 17: Industrial Estate Development: Development of Industrial Estate Covering an Area of 20 Hectares or More of the Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015, Environmental Quality Act 1974.

STATEMENT OF NEED

- The concept of industrial park is being promoted globally to fast-track industrialization, socioeconomic development of designated areas and jobs/wealth creation. The development of industrial park can be viewed as an integrated solution development.
- The Project can help put into place an infrastructure that fosters and attracts entrepreneurs of all scale and size. It provides an opportunity by which similar industries can benefit from sharing of expertise and technology. It can promote new innovative industries and technologies as well.
- The Project will give significant benefits to the economy. This Project also will help boost employment sector within the vicinity of the Project site.

PROJECT PROPONENT:

PARAGON BUSINESS HUB SDN BHD
CONTACT PERSON: Ms Anne Chew (Project Director)
TELEPHONE NO.: 012-7725 311

EIA CONSULTANT:



DAYA ECO TECHNO SDN BHD
CONTACT PERSON: CHONG SHIAU
IUN (CEP-CS0111)
NO. TELEFON: 019-8201820

PROJECT ACTIVITIES



PRE CONSTRUCTION

- Project design & preparation
- Site survey, soil investigation & baseline sampling
- Land acquisition



OPERATION PHASE

- Setting up of temporary access roads & facilities
- Site clearing and earthworks
- Construction of proposed factories, commercial areas and supporting facilities

OPERATION

- Occupancy and operation of factories and commercial areas

EXISTING ENVIRONMENT



GEOLOGY

Quaternary rocks consists of unconsolidate deposits sand mainly marine



TOPOGRAPHY

The Project will be sited on a piece of flat land area within Lot 300 and Lot 2699, Mukim Plentong, Daerah Johor Bahru, Johor Darul Ta'zim.



SOILS

Harimau Tampoi Soil



CLIMATE

Climate Data (2012- 2022): Senai Meteorology Station

Average Annual Rainfall 2,565.3 mm

24-hr mean temperature 27.5 °C

24-hr mean relative humidity 85.3 %

Surface wind often blows from the north (14.6%), followed by the northeast(14.6%) and then south (8.9%) and northwest (8.3%).

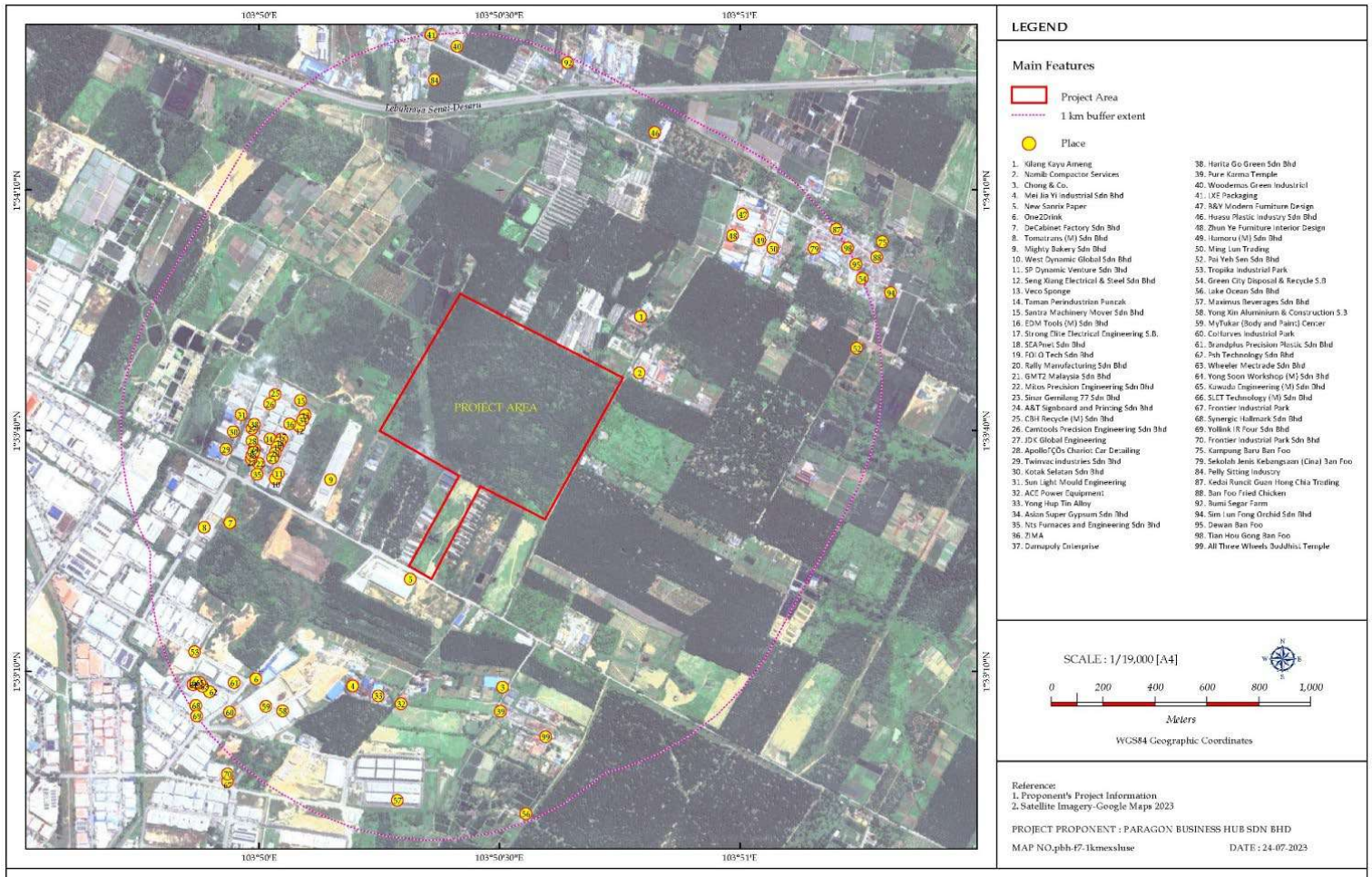


LANDUSE

Within the Project site:

The Project Site is located in Plentong, Johor Bahru District. Within 1-km radius from the Project boundary, there are several residential areas and industries. The nearest settlement area, namely Kampung Baru Ban Foo is located at approximately 0.900 km south of Project boundary.

KEY IMPACTS AND SENSITIVE RECEPTORS



SENSITIVE RECEPTORS WITHIN 1 KM RADIUS OF PROJECT SITE



Sanrix Paper Sdn Bhd



Mighty White Bakery Sdn Bhd



De Cabinet Factory Sdn Bhd



SK Desa Cemerlang

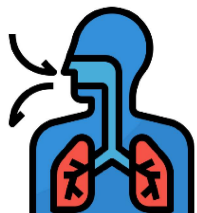


Pangsapuri Meranti at Jalan Kenanga 5/3



SL Metals (M) Sdn Bhd

MAIN IMPACTS ON AIR QUALITY



EIA Ref:
Sec. 8.2.3

Impacts

- **Fugitive Dust** (PM₁₀) produced from earthwork/construction activities.
- Dust and gaseous emissions from construction equipment & vehicles (PM₁₀, PM_{2.5}, CO, NO₂ and SO₂).

Pollution Prevention & Mitigation Measures (P2M2)

- Frequent spraying of water on the exposed surface especially during dry weather conditions.
- Regular spraying of water at the entrance and exit points of the site.
- Ensure all construction vehicles to go through the washing bay before exiting the site.

MAIN IMPACTS ON NOISE



EIA Ref:
Sec. 8.2.2

Impacts

- Estimated highest noise level during earthworks and macadam pavement paving activities.
- During operation phase of site, there will be noise from operational factories and from vehicle movement in and out of the site

Pollution Prevention & Mitigation Measures (P2M2)

- The machinery used shall be properly checked and maintained at optimum operating conditions. All machinery should be shut down when not in use.
- Overall noise level emitted from the transportation of the construction equipment and materials shall be controlled by routing all constructions vehicles to routes that will cause minimum disturbance.
- Any complaints from nearby residents should be immediately attended to and actions taken. Impose and enforce a speed limit on all vehicles moving within the Project site, i.e. at max 30 km/h

MAIN IMPACTS ON SOCIO-ECONOMIC



EIA Ref:
Sec. 8.2.8

Impacts

- Air pollution problems during construction activities, potentially create dust dispersion to the surrounding areas.
- Traffic problems at the access road due to movement of lorries/heavy machinery and vehicles.
- Road damage, accident risk from heavy vehicle movement.
- Nuisance and disturbance to nearby housing areas and road users.
- Influx of foreign workers causing health and security concerns.

Pollution Prevention & Mitigation Measures (P2M2)

- Worker's employment to be prioritized to hire local employees.
- Only foreign workers with valid work permits will be allowed to work at Project site.

MAIN IMPACTS ON WATER QUALITY



Impacts

- Water pollution from chemical, oil, grease spillages from machinery and construction activities.
- Improper discharge of sewage and sullage discharges from temporary workers toilets will increase levels of DO, BOD, COD and Ammonia in Sg. Tiram

Pollution Prevention & Mitigation Measures (P2M2)

- Ensure minimum or no direct water, surface runoff discharge without first filtered by the best management practices (BMP) before entering nearby natural water courses including tributaries of Sungai Tiram.
- Discharge of treated sewage from centralised sewage treatment plant (STP) shall comply with Environmental Quality (Sewage) Regulations 2009 under Standard B.
- Proper Fuel, Oil and Spillage Management and implementation of SW management (EQ (Schedule Wastes) Reg. 2005).

EIA Ref:
Sec. 8.2.4

MAIN IMPACTS ON SOIL



Impacts

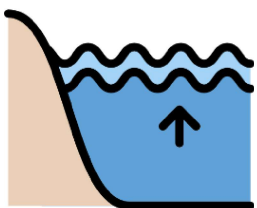
- Erosion and sedimentation of tributary of Sungai Tiram from construction activities.
- Transported by storm water runoff from rainfall events.

Pollution Prevention & Mitigation Measures (P2M2)

- Prepare a land disturbing pollution prevention and mitigation measures (LD-P2M2) for the Project site.
- Site planning for earthwork (in phases), and stockpiling of biomass to be executed.
- Surface runoff control to be implemented by installation of check dams, compaction of exposed areas, terracing, sloping and installation of berm drains, construction of temporary drainage system.

EIA Ref:
Sec. 8.2.1

MAIN IMPACTS ON HYDROLOGY



Impacts

- Soil erosion during construction will affect nearby river tributaries and siltation of riverbed.
- Spillage from construction materials may cause river pollution and threat to aquatic life.

Pollution Prevention & Mitigation Measures (P2M2)

- Peak discharge from the surface runoff discharge into nearby natural water courses including the existing tributaries of Sungai Tiram shall be kept to discharge level not exceeding pre-development peak discharge.
- Tributaries of Sungai Tiram shall be protected.

EIA Ref:
Sec. 8.2.5

MAIN IMPACTS ON SCHEDULE WASTE MANAGEMENT



EIA Ref:
Sec. 8.2.6

Impacts

- Sludge and oily waste from construction equipment and machinery.
- Lack of proper handling of waste, regular checking and maintenance of machinery and equipment may lead to direct leakage and spillage into Sungai Tiram.
- Improper disposal of waste will cause severe pollution to the environment.

Pollution Prevention & Mitigation Measures (P2M2)

- Domestic waste should be collected in covered bins and finally disposed of at an approved dumpsite at each factory lots, as well as every commercial and residential lots.
- Scheduled wastes generated shall be collected for further recovery or disposal at approved prescribed premise by scheduled waste contractor licensed with DOE.

MAIN IMPACTS ON TRAFFIC



EIA Ref:
Sec. 8.2.7

Impacts

- Increase of movement of construction vehicles in and out of the project site during construction phase.
- Increase of movement of vehicles in and out of the entry and exit points from the highway into the site during operational phase.

Pollution Prevention & Mitigation Measures (P2M2)

- Control vehicle access, routing and speed limit to avoid congestion.
- Implement traffic routing system to and from the Project site and within the Project site.
- Adequate road furniture and road signages to be installed complying with JKR requirements.

PROPOSED MONITORING PROGRAMME

Environmental Component (G1)	Proposed Sampling Location	
	Station	Description
Construction Phase		
Impact Monitoring (IM)		
River Water Quality	W1	Upstream (Before project site)
	W2	Downstream (After project site)
	W3	Downstream of river (Sungai Plentong)
	W4	After Sungai Plentong confluence
Vibration Level	V1	Project Boundary
	V2	Mighty Bakery Sdn Bhd (Mighty White)
Ambient Air Quality	A1	Project Boundary
	A2	Mighty Bakery Sdn Bhd (Mighty White)
	A3	Pure Karma Temple
	A4	Sekolah Jenis Kebangsaan (C) Ban Foo
	A5	SK Desa Cemerlang
Noise Level	N1	Project Boundary
	N2	Mighty Bakery Sdn Bhd (Mighty White)
	N3	Pure Karma Temple
	N4	Sekolah Jenis Kebangsaan (C) Ban Foo
	N5	SK Desa Cemerlang
Performance Monitoring (PM)		
BMP for LDP2M2	SB1	BMP measurement and records as per LDP2M2 plan
Operational Phase		
Impact Monitoring (IM)		
River Water Quality	W1	Upstream (Before project site)
	W2	Downstream (After project site)
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	N5	SK Desa Cemerlang
Performance Monitoring (PM)		
Sewage Treatment Plant	STP	Treated Effluent of STP.