



EXECUTIVE SUMMARY

01

Introduction

Project Title

Proposed Housing Development On Lots 863, 1255, 1343, 1344, 1345 & 1346, Lorong Khoo Hye Keat, Seksyen 1, Bandar Air Itam, Daerah Timur Laut, Pulau Pinang

Project Proponent

Zantalite Enterprise (M) Sdn. Bhd.
103-A, Jalan Shaik Madar, Ayer Itam,
11500 Penang
Telephone No.: 04-8285634
Facsimile No.: 04-8288222
Contact Person: Mr. Ong Soo Tat

Qualified Person

Ir. Dr. Lee Aik Heng
(ID No. CEP-C0388)

Raja Rokiah R. Saigon
(ID No. CEP-C0381)

Linda Geh Guat Yeow
(ID No. CEP-CS0382)

Ir. Badrul H.M. Taib
(ID No. SS0271)

Lim Sze Fook
(ID No. CEP-CS0126)

Legislative Requirement

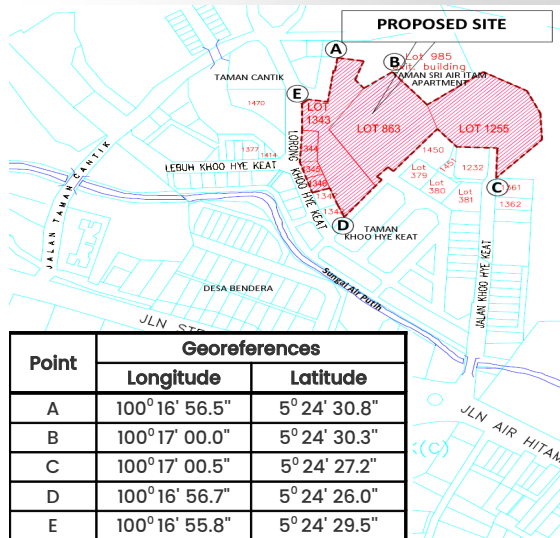
- Prescribed activity under the First Schedule, Activity 13, EIA Order (Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015)
- EIA study required and its report to be approved by the DOE under Section 34A, Environmental Quality Act 1974 prior to the implementation of the Proposed Project

Statement Of Need

- Proposed Project aims to provide additional housing units (affordable homes) for the population in Penang which is in line with the Penang Structure Plan, 2035.

02

Location



03

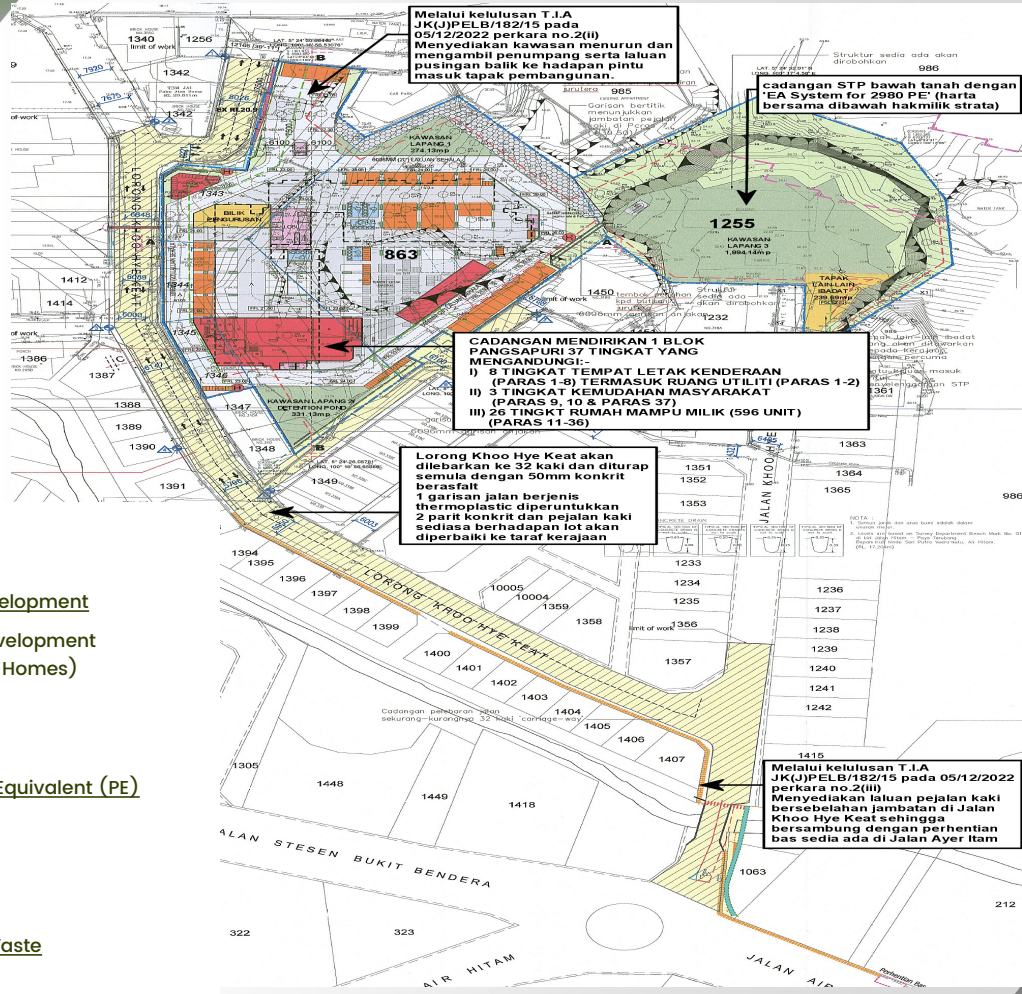
Sensitive Receptors





04

Project Description



Land Area

3.315 acres

Type of Development

Housing Development (Affordable Homes)

No. of Units

596 units

Population Equivalent (PE)

2980

Sewage

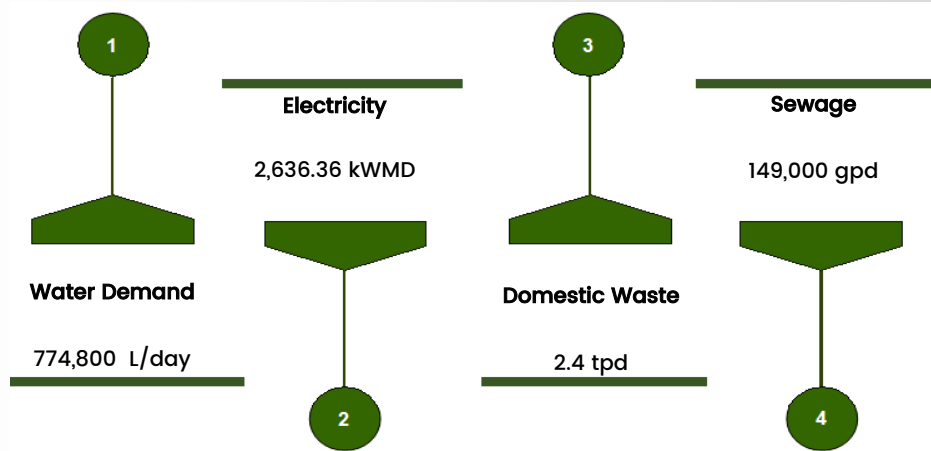
149,000 gpd

Domestic Waste

2.4 tpd

05

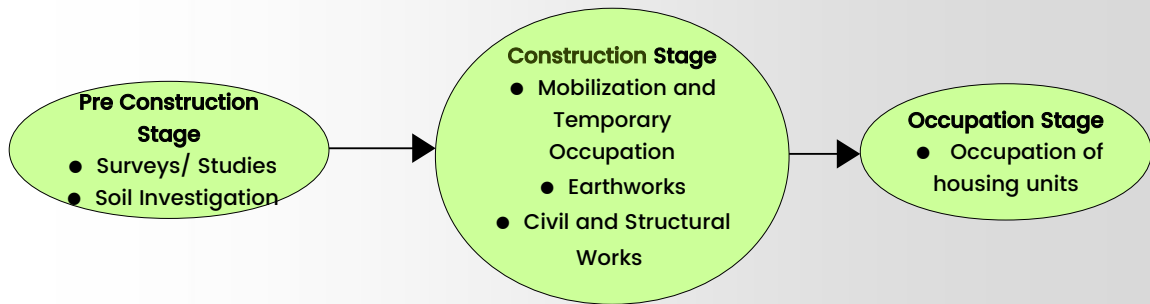
Utility Demand And Waste Generation





06

Project Activities



07

Existing Environment Within 500 m Radius

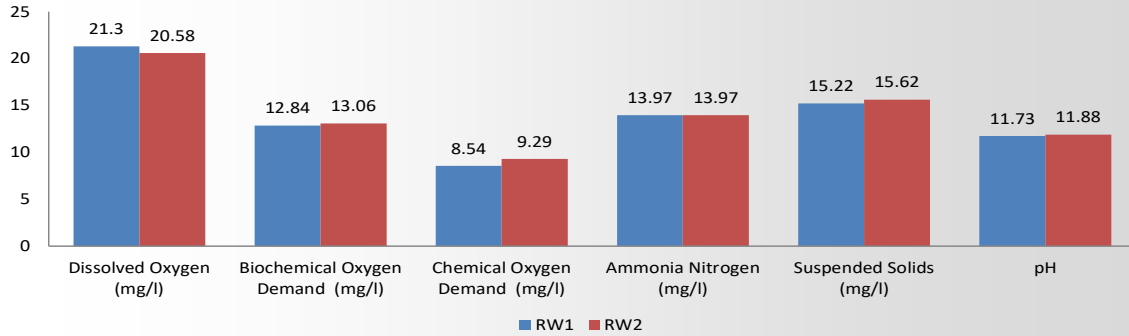




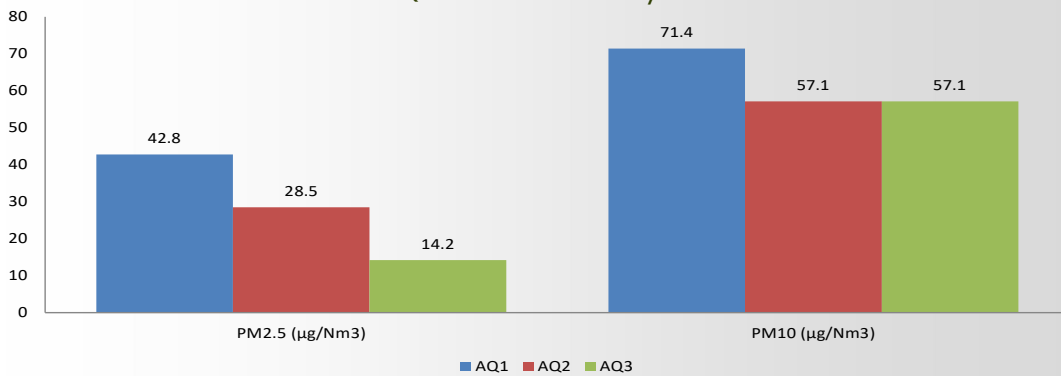
08

Existing Environment

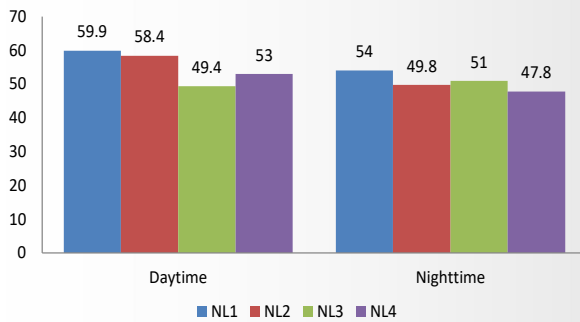
Index For Various Pollutants
 RW1 - Atupstream of Sg. Air Putih from project site
 RW2 - At downstream of Sg. Air Putih from project site



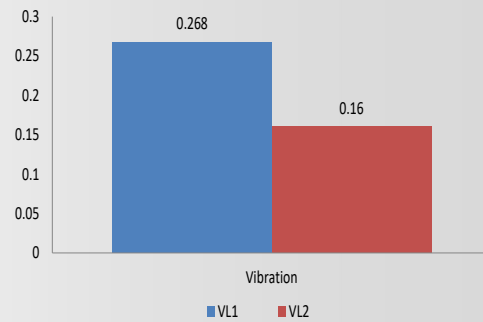
Air Quality
 AQ1 - At project site
 AQ2 - At Taman Seri Air Itam
 AQ3 - At Taman Khoo Hye Keat



Noise Levels
 NL1 - At project site
 NL2 - At Taman Seri Air Itam
 NL3 - At Taman Khoo Hye Keat
 NL4 - At Taman Cantik



Vibration Levels
 VL1 - At PBA Loji Saringan Ayer Itam
 VL2 - At Taman Seri Air Itam





09

Impact And Mitigation Measures

During Construction

Impacts

- Land disturbing activities may result in soil erosion;
- Sediment issues may deteriorate water quality;
- Fugitive emissions from vehicle movement;
- Noise and vibration from earthwork and construction works; and
- Safety issues.

Mitigation Measures

- LD-P2M2 and ESCP to be implemented to control soil erosion and sediment;
- Experienced engineering consultants shall be appointed to monitor and closely supervise and construction work activities;
- Waste management plan to be in place;
- Recommendations outlined by geotechnical shall be followed accordingly; and
- Strict monitoring and control throughout implementation of Proposed Project.

During Operation

Impacts

- Impact from the discharge of sewage;
- Impact from domestic solid waste generation
- Increase in traffic

Mitigation Measures

- Sewage to be treated in the proposed sewage treatment plant to comply to Standard B Environmental Quality (Sewage Regulations) 2009 discharges standards;
- Domestic wastes to be disposed according to routine schedule;
- Engineering designs to cater for good level of service to be provided.





10

Environmental Monitoring

Proposed Performance Monitoring At Construction Stage

Drain discharge	→	<50 mg/l for TSS <250 NTU for turbidity
Sediment control	→	<50 mg/l for TSS <250 NTU for turbidity
Dust	→	Ambient air quality guidelines
Erosion	→	Covered where possible
Spills	→	Environmental Quality (Scheduled Wastes) Regulation 2005
Litter on and off-site	→	Local Government Act

Proposed Compliance Monitoring Program At Construction Stage

Water Quality	→	<50 mg/l for TSS <250 NTU for turbidity
Traffic	→	Road Traffic Regulations Local by laws
Solid Wastes	→	Local by laws
Social / Workers Health	→	Health Regulation Employment Regulation

Proposed Impact Monitoring Program At Construction Stage

Noise (4 stations)	→	At residential area Daytime: <65 dB(A) Nighttime: <60 dB(A)
Air Quality (3 stations)	→	PM ₁₀ : <100 ug/Nm ³ PM _{2.5} : <35 ug/Nm ³
Water Quality (5 stations)	→	National Water Quality Standards
Vibration (2 station)	→	At nearest structure <3mm/s

Proposed Performance Monitoring At Operation Stage

STP	→	According to specifications of the equipment and STP
-----	---	--

Proposed Compliance Monitoring At Operation Stage

STP (Final Discharge)	→	Standard B, Environmental Quality (Sewage) Regulation 2009
Slope	→	Geotechnical Requirements

