



EXECUTIVE SUMMARY

01

Introduction

Project Title

Proposed Industrial Development on Lots 556 And 1373, Mukim 19, Jalan Ara Kuda, Seberang Perai Tengah, Pulau Pinang

Project Proponent

Ideal Venture Resources Sdn. Bhd.
71, Ideal @ The One, Jalan Mahsuri,
Bayan Lepas, 11900 Pulau Pinang.
Telephone No: 04-643 0988
Facsimile No: 04-645 0388
Contact Person: **Dato' Ang Chuan Im**

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)
Dr. Izatul Binti Yussof (ID No. CEP-SS0653)
Lim Sze Fook (ID No. CEP-CS0126)

Legislative Requirement

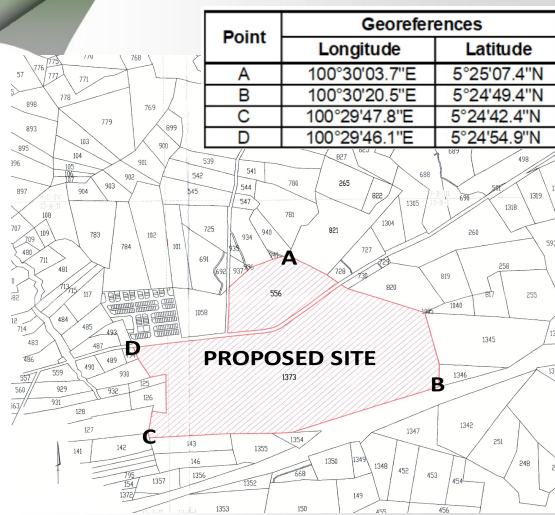
- Prescribed activity under the First Schedule, Activity 17 - Development of an Industrial Estate of more than 50 hectares under EIA Order (Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015)
- EIA study required and its report approved under Section 34A Environmental Quality Act 1974 by the DOE prior to the implementation of the Proposed Project

Statement Of Need

- The need of the Proposed Project is to garner wealth and job opportunities for Penang in general in line with the Penang Structure Plan 2030 and the Twelfth Malaysia Plan

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Location



03

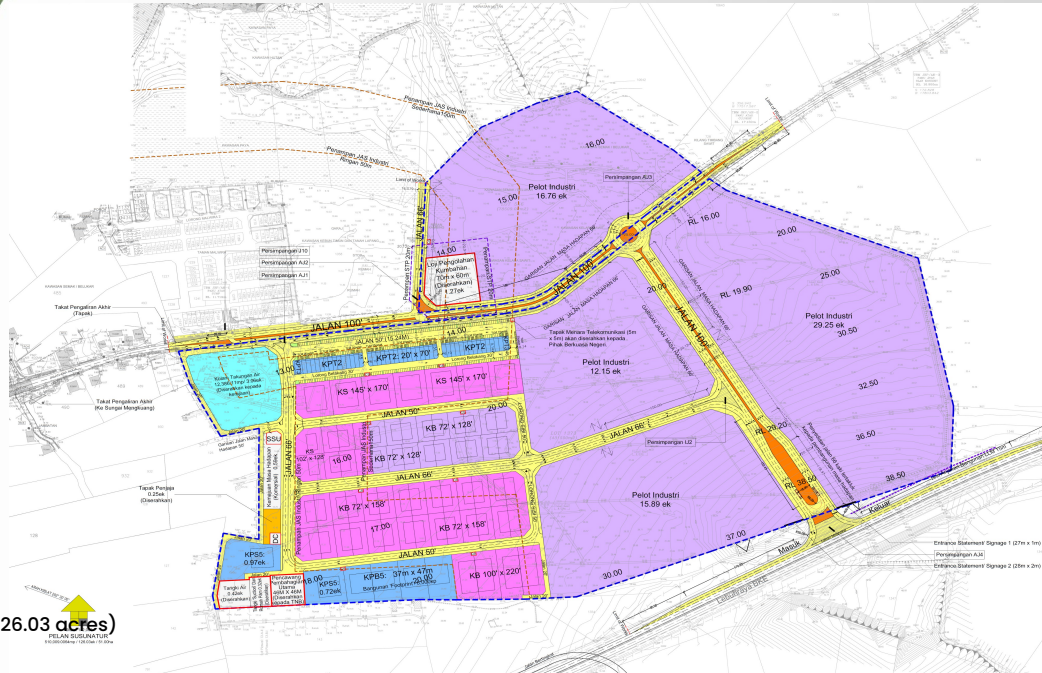
Sensitive Receptors





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Project Description



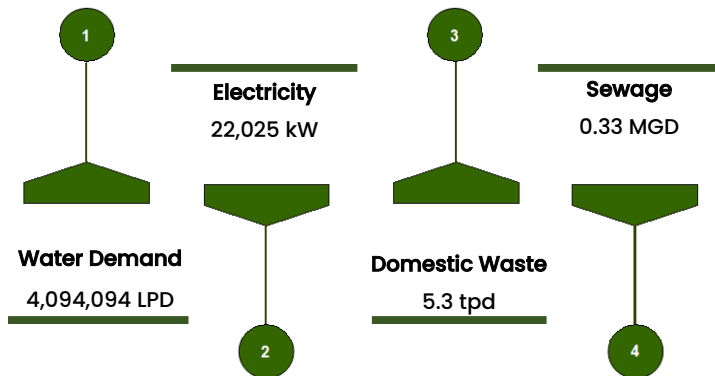
Land Area
51 hectares (126.03 acres)

Location
Lots 556 And 1373, Mukim 19, Jalan Ara Kuda, Seberang Perai Tengah, Pulau Pinang

Type of Development
Industrial Development

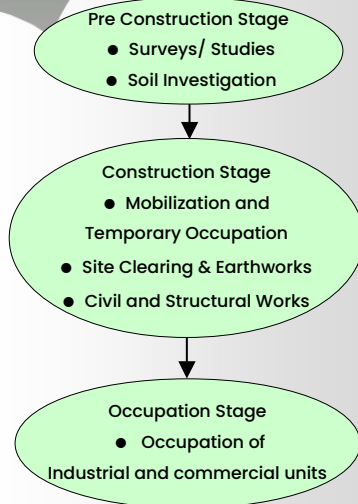
05

Utility Demand And Waste Generation



06

Project Activities





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Existing Environment



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Existing Environment

Sub - Index for Various Water Pollutants

RW1

At upstream of project site in Sungai Mengkuang

RW2

At downstream of project site in Sungai Mengkuang

AQ1/NL1/V1

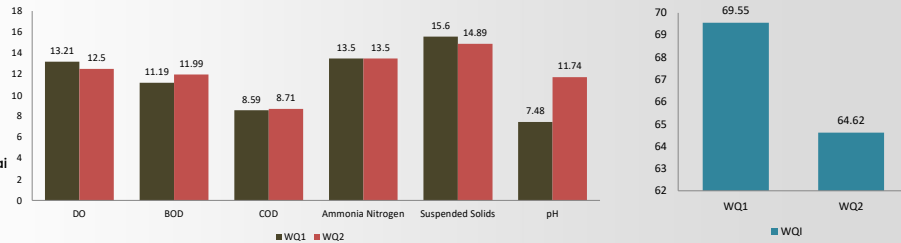
Taman Malwira

AQ2/NL2/V2

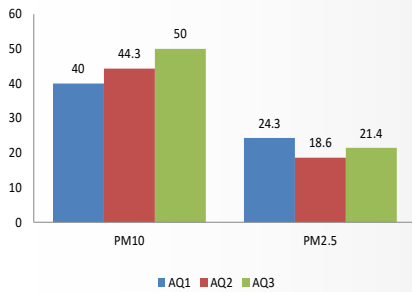
Project Site

AQ3/NL3/V3

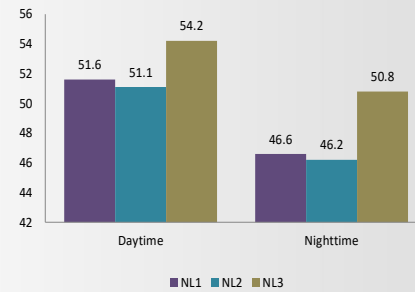
Kampung Mengkuang Titi



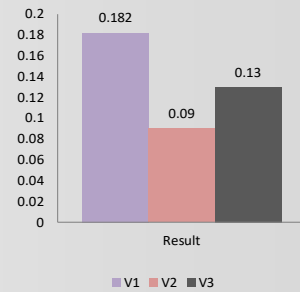
Air Quality



Noise Level



Vibration Level





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Impact And Mitigation Measures

During Construction

Impact

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

Mitigation Measures

- Site clearing and earthwork shall commence with the construction of the LD-P2M2 and ESCP, with drainage and protection works to be integrated in tandem;
- Experienced engineering consultants shall be appointed to monitor and closely supervise and construction work activities;
 - Biomass plan to be in place;
- Recommendations outlined by Civil & Structural Engineers 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;
- Impacts on air quality due to industrial emissions;
- Impacts of water quality due to industrial discharges; and
- Impacts due to the generation of scheduled wastes.

Mitigation Measures

- Sewage is to be treated in the central sewage treatment plant design to meet Standard A, Sewage Regulations 2009;
- Industries generating air pollutants have to install the related air pollution control equipment as required under the Environmental Quality (Clean Air) Regulations 2014;
- Industries generating industrial effluent shall design the IETS to meet Standard A, Environmental Quality (Industrial Effluent) Regulations 2009;
- Scheduled wastes generated from the industrial operations are to be stored, inventoried and labeled according to the Environmental Quality (Scheduled Wastes) Regulations 2005; and
 - Noise from the industrial operations are to be controlled so that the noise levels are below 70 dB L_{Aeq} (day) and 70 dB L_{Aeq} (night) measured at the boundary of the industrial premise.

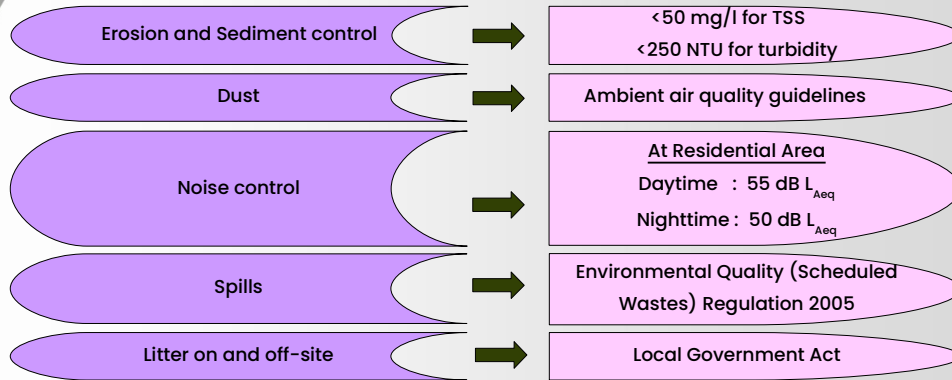




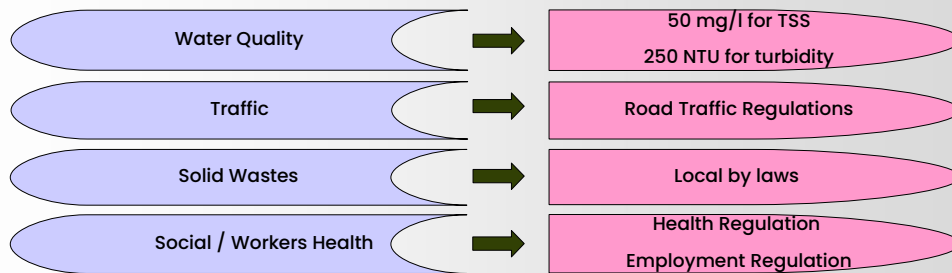
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Environmental Monitoring

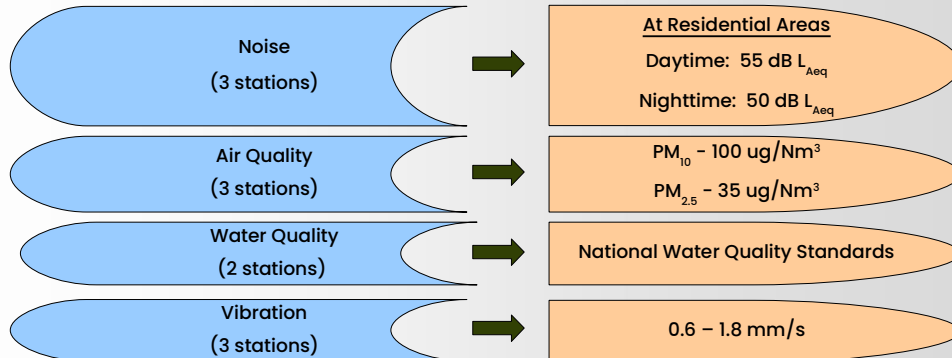
Proposed Performance Monitoring At Construction Stage



Proposed Compliance Monitoring Program At Construction Stage



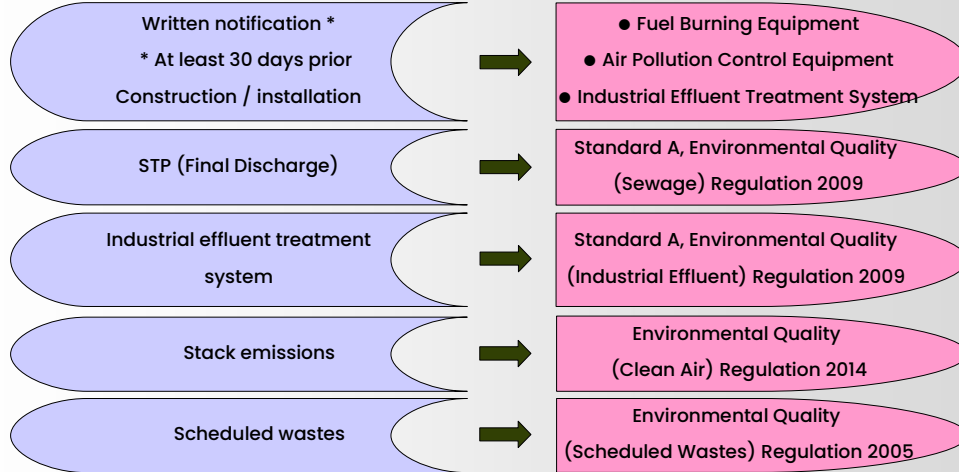
Proposed Impact Monitoring Program At Construction Stage





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Proposed Compliance Monitoring At Operation Stage[®]



Note: [®] Monitoring by individual industrial activity/ IWK

