CADANGAN PEMBANGUNAN 1 BLOK MENARA A (31 TINGKAT) YANG MENGANDUNGI 421 UNIT PANGSAPURI KEDIAMAN, 1 BLOK MENARA B (27 TINGKAT) YANG MENGANDUNGI 131 UNIT PANGSAPURI KEDIAMAN DAN 237 UNIT RESIDENSI WILAYAH, 8 TINGKAT PODIUM TEMPAT LETAK KERETA YANG MENGANDUNGI LOBI UTAMA, RUANG SERVIS MEKANIKAL, PONDOK KAWALAN, PEJABAT PENGURUSAN BESERTA 1 UNIT PENCAWANG ELEKTRIK, 11KV SSU & KEMUDAHAN REKREASI DI ATAS LOT 81767, JALAN PERSIARAN DUTAMAS, MUKIM BATU, WILAYAH PERSEKUTUAN KUALA LUMPUR UNTUK TETUAN FOUNTAIN ENERGY SDN BHD.

FIRST SCHEDULE ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

EXECUTIVE SUMMARY

This is an Environmental Impact Assessment (EIA) Report prepared for **FOUNTAIN ENERGY SDN. BHD. (FESB)**, to be submitted to the Department of Environment (DOE) Kedah for approval. This EIA Project is herewith referred to as the **"CADANGAN PEMBANGUNAN 1 BLOK MENARA A (31 TINGKAT) YANG MENGANDUNGI 421 UNIT PANGSAPURI KEDIAMAN, 1 BLOK MENARA B (27 TINGKAT) YANG MENGANDUNGI 131 UNIT PANGSAPURI KEDIAMAN DAN 237 UNIT RESIDENSI WILAYAH, 8 TINGKAT PODIUM TEMPAT LETAK KERETA YANG MENGANDUNGI LOBI UTAMA, RUANG SERVIS MEKANIKAL, PONDOK KAWALAN, PEJABAT PENGURUSAN BESERTA 1 UNIT PENCAWANG ELEKTRIK, 11KV SSU & KEMUDAHAN REKREASI DI ATAS LOT 81767, JALAN PERSIARAN DUTAMAS, MUKIM BATU, WILAYAH PERSEKUTUAN KUALA LUMPUR UNTIK TETUAN FOUNTAIN ENERGY SDN. BHD.".** Hereafter it will be known as the Project.

The Project falls under the First Schedule, Environmental Quality (Prescribed Activities), Activity 13 Development or land clearing less than 50 per cent of an area with slope greater than or equal to 25° but less than 35°. of the Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015, Environmental Quality Act 1974.

STATEMENT OF NEED

- The development of this housing project will provide more housing options to residents in the Wilayah Persekutuan Kuala Lumpur area.
- 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.

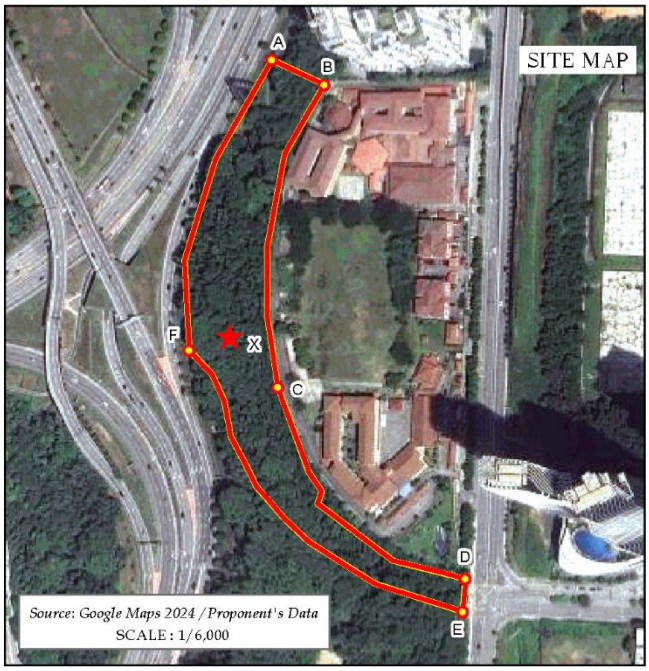
PROJECT PROPONENT:

FOUNTAIN ENERGY SDN. BHD.
CONTACT PERSON:
OOI KHAI WEN (PROJECT COORDINATOR)
TELEPHONE NO.: 03-41316717 / 017-8913668

EIA CONSULTANT:

KESPRO CONSULTANTS SDN BHD
CONTACT PERSON:
CHONG SHIAU IUN (CEP-CS0111)
TELEPHONE NO.: 019-8201820

PROPOSED PROJECT SITE

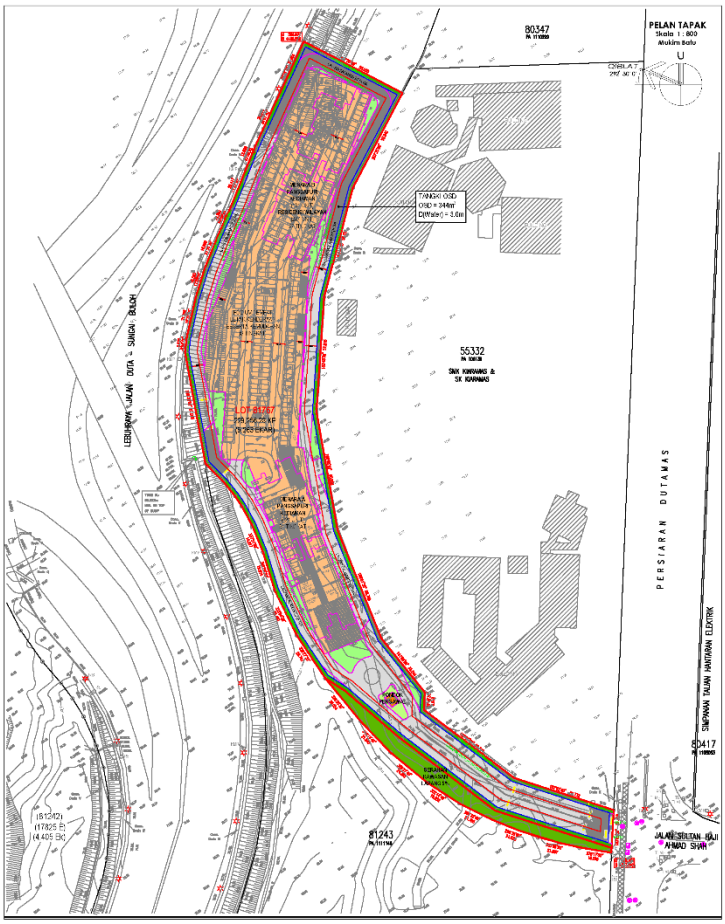


The Project is on Lot 81767, Jalan Persiaran Dutamas, Mukim Batu with a total area of 2.12 hectares, located at Wilayah Persekutuan Kuala Lumpur. The coordinates of the Project are located approximately at latitude 3°10'37.27"N and longitude 101°39'43.54"E.

The Proposed site can be accessed by Lebuhraya Duta – Ulu Kelang which will continue to Persiaran Dutamas.

The Project site is located near to several institutional area, including SK Kiaramas and SMK Kiaramas. It also located near to residential area which are Icon Residence Mont Kiara and Arte Mont Kiara.

PROJECT DESCRIPTION



A total of 2 blocks of apartment (421 units and 368 units) have been proposed, comprising 48.53% of the entire proposed site. The remaining 51.47% of land will be utilized for supporting facilities, infrastructure and open space area. This includes an on-site detention pond, SSU, perimeter planting, recreation facilities, access roads and open spaces.

PROJECT ACTIVITIES

PRE-CONSTRUCTION

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

CONSTRUCTION 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

Lithology / Intrusive Rocks age and consists of Acid intrusives (undifferentiated)

TOPOGRAPHY

The Project will be sited on Lot 81767, Jalan Persiaran Dutamas, Mukim Batu, Wilayah Persekutuan Kuala Lumpur.

SOILS

Urban Soil

CLIMATE

Climate Data Station for Year 2014 – 2023: Parlimen & Subang Station
Average Annual Rainfall: 1,907.48 mm
24-hr mean temperature: 27.1ºC to 27.8ºC
24-hr mean relative humidity: 73.4& to 78.8%
Surface winds often blow from the northwest direction (17.7%), followed by west (12%) and south direction (11.7%).

LANDUSE

Within the Project site:

The Project Site is located in Mukim Batu, Wilayah Persekutuan Kuala Lumpur. The lot near the Project site is the institutional area including SK Kiaramas and SMK Kiaramas. There is also several residential area such as Icon Residence Mont Kiara and Arte Mont Kiara within a 1-km Radius from the Project Site Boundary.

Within a radius of 500 m – 1 km from the border consist of residential areas and institutions. Meanwhile, 1 km – 3 km from the border there are another housing area consisting Taman Kok Lian, Taman Duta and etc. Land use within a radius of 3 km to 5 km from the Project site boundary also consists of residentials and institutionals.

KEY IMPACTS AND SENSITIVE RECEPTORS

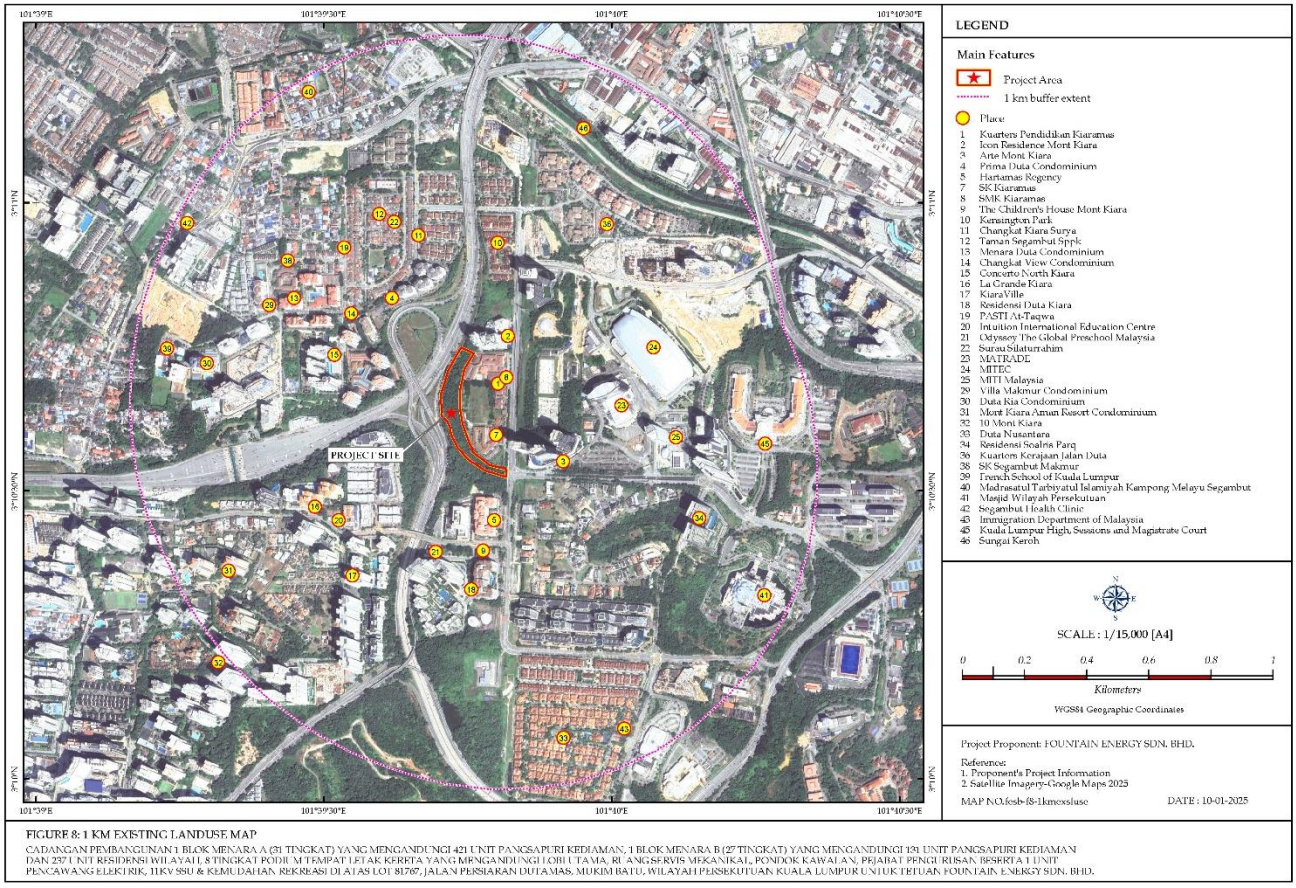


FIGURE 8: 1 KM EXISTING LANDUSE MAP

CADANGAN PEMBANGUNAN 1 BLOK MENARA A (31 TINGKAT) YANG MENGANDUNGI 421 UNIT PANGSAPURI KEDIAMAN, 1 BLOK MENARA B (27 TINGKAT) YANG MENGANDUNGI 131 UNIT PANGSAPURI KEDIAMAN DAN 237 UNIT RESIDENSI WILAYAH, 8 TINGKAT PODIUM TEMPAT LETAK KERETA YANG MENGANDUNGI LOBI UTAMA, RUANG SERVIS MEKANIKAL, PONDOK KAWALAN, PEJABAT PENGURUSAN, BESERTA 1 UNIT PENCAWANG ELEKTRIK, 11KV SSU & KEMUDAHAN REKREASI DI ATAS LOT 81767, JALAN PERSIARAN DUTAMAS, MUKIM BATU, WILAYAH PERSEKUTUAN KUALA LUMPUR UNTUK TETUAN FOUNTAIN ENERGY SDN. BHD.

SENSITIVE RECEPTORS WITHIN 1 KM RADIUS OF PROJECT SITE

SK Kiaramas

SMK Kiaramas

Icon Residence Mont Kiara

Arte Mont Kiara

Hartamas Regency 2

MATRADE

MAIN IMPACTS ON WATER QUALITY

Impacts

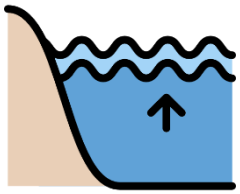
- Water pollution from chemical, oil, grease spillages from machinery and construction activities.
- Improper discharge of sewage and sullage discharges from temporary workers toilets will increase levels of DO, BOD, COD and Ammonia in Sg. Keroh

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 Sungai Keroh
- Adequate sedimentation basins to be constructed, maintained and repaired during the course of the construction.
- Discharge of treated sewage from septic tank or other onsite sanitation system shall comply with Environmental Quality (Sewage) Regulations 2009.

EIA Ref:
Sec. 8.2.2

MAIN IMPACTS ON HYDROLOGY



Impacts

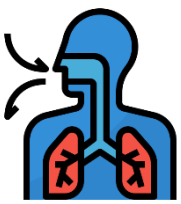
- Soil erosion during construction will affect nearby river tributaries and siltation of riverbed.
- Spillage from construction materials may cause river pollution and threat to aquatic life.

Pollution Prevention & Mitigation Measures (P2M2)

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

EIA Ref:
Sec. 8.2.3

MAIN IMPACTS ON AIR QUALITY



Impacts

- **Fugitive Dust** (PM_{10}) produced from earthwork/construction activities.
- Dust and gaseous emissions from construction equipment & vehicles (PM_{10}, $PM_{2.5}$, CO, NO_2 and SO_2).

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.

EIA Ref:
Sec. 8.2.5

MAIN IMPACTS ON NOISE

EIA Ref:
Sec. 8.2.6

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 SCHEDULE WASTE MANAGEMENT

EIA Ref:
Sec. 8.2.7

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 Keroh
- 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 SOIL

EIA Ref:
Sec. 8.2.8

Impacts

- Erosion and sedimentation of Sungai Keroh 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.

MAIN IMPACTS ON TRAFFIC

EIA Ref:
Sec. 8.2.10

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.

MAIN IMPACTS ON SOCIO-ECONOMIC

EIA Ref:
Sec. 8.2.12

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 GEOTECHNICAL ASPECTS

EIA Ref:
Sec. 8.2.13

Impacts

- Failure of slope during earthworks, construction and occupancy of apartment complex.
- Loss of slope stability during earthworks, construction and occupancy of apartment complex.

Pollution Prevention & Mitigation Measures (P2M2)

- Foundation system to be adopted shall be bored piles and caisson piles.
- Excavation works below ground level; mechanical pumps will be needed to discharge the groundwater to the existing drains.
- Maintenance and observation programme for slopes shall be implemented.
- Instrumentation programme such as installation of inclinometers and standpipe piezometers must be installed.

PROPOSED MONITORING PROGRAMME

Environmental Component (G1)	Proposed Sampling Location	
	Station	Description
Construction Phase		
Impact Monitoring (IM)		
River Water Quality	W1	Immediate Upstream of Project Site (Drains)
	W2	Immediate Downstream of Project Site (Drains)
	W3	Sungai Keroh
Ambient Air Quality	A1	Sekolah Menengah Kebangsaan Kiaramas
	A2	Sekolah Kebangsaan Kiaramas
	A3	Prima Duta Condominium
Noise Level	N1	Sekolah Menengah Kebangsaan Kiaramas
	N2	Sekolah Kebangsaan Kiaramas
	N3	Prima Duta Condominium
Vibration Level	V1	Sekolah Menengah Kebangsaan Kiaramas
	V2	Sekolah Kebangsaan Kiaramas
Performance Monitoring (PM)		
BMP for LDP2M2	SB1	BMP measurement and records as per LDP2M2 plan
Operational Phase		
Impact Monitoring (IM)		
River Water Quality	W1	Immediate Upstream of Project Site (Drains)
	W2	Immediate Downstream of Project Site (Drains)
	W3	Sungai Keroh
Ambient Air Quality	A1	Sekolah Menengah Kebangsaan Kiaramas
	A2	Sekolah Kebangsaan Kiaramas
	A3	Prima Duta Condominium
Noise Level	N1	Sekolah Menengah Kebangsaan Kiaramas
	N2	Sekolah Kebangsaan Kiaramas
	N3	Prima Duta Condominium
Vibration Level	V1	Sekolah Menengah Kebangsaan Kiaramas
	V2	Sekolah Kebangsaan Kiaramas