

## Environmental Impact Assessment for The Proposed Development of a 27-Storey Apartment in the Hillside Area on Lot 3119, Jalan Penchala Indah, Kampung Sungai Penchala, Sungai Penchala, Mukim Batu, Wilayah Persekutuan Kuala Lumpur

### Project Proponent

WEALTH PLATEAU SDN. BHD.  
24-26, Jalan BK5A/2A,  
Bandar Kinrara,  
47100 Puchong,  
Selangor Darul Ehsan



### EIA Consultant

ES ECO SMART SDN. BHD.  
Level 5, No. 9, Menara ES,  
Persiaran Industri,  
Bandar Sri Damansara,  
52200 Kuala Lumpur



## INTRODUCTION

Wealth Plateau Sdn. Bhd. intends to develop an apartment in Mukim Batu, Wilayah Persekutuan Kuala Lumpur. The proposed project involves the development of 27-Storey Apartment which covers a total area of 1.04 ac (0.417 ha) in hillside area.




### LOCATION

Lot 3119, Mukim Batu, Wilayah Persekutuan Kuala Lumpur. This site falls within the administrative area of DBKL (Dewan Bandaraya Kuala Lumpur).



## LEGISLATIVE REQUIREMENT

Schedule	Prescribed Activity	Project Description
First Schedule 	<b>Activity 13. Development in Slope Area:</b> Development or land clearing less than 50 per cent of an area with slope greater than or equal to 25° but less than 35°	4.11% of the project site consists of areas with slope gradients ranging between 25° and 35°.

## STATEMENT OF NEED



Supporting Home Ownership for Second and Third Generation Local Residents



Preserving Malay Heritage and Strengthening the Malay Community



Stimulating Local Economic Growth

Developed by an Experienced Bumiputera Developer

Strategically Located with a Tranquil Urban Forest Concept

## PROJECT DESCRIPTION

### Project Activity

- Site survey
- Topographical survey
- Environmental study
- Baseline sampling
- Social survey

### Construction

- Deployment of labor and equipment
- Site preparation and clearance
- Earthwork
- Pile foundation
- Construction process for building development
- Establishment site office
- Electricity
- Water supply
- Material supply

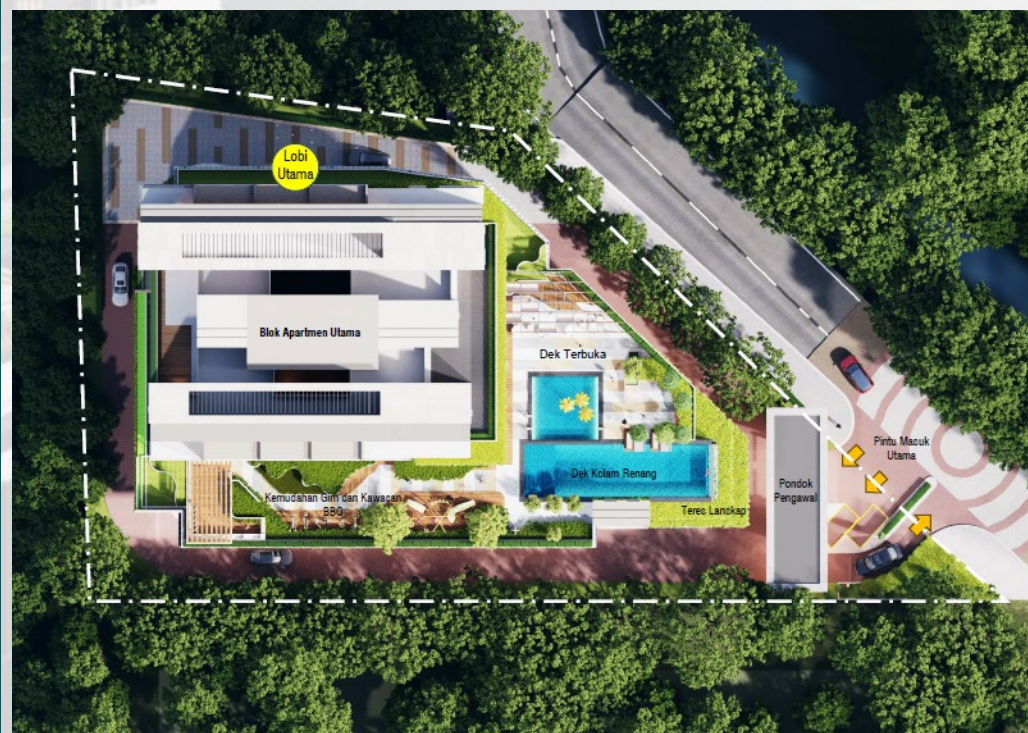
### Operational

- Maintenance
- Movement of vehicle
- Management of solid waste and sewage generated

### Develop Component

Development Components	Unit	Area	Acre	Percentage
<b>Residential</b>				
Residential	1	1141.07	0.28	26.92
Sub Total	1	1141.07	0.28	26.92
<b>Green Areas/Landscapes</b>				
Green Area	-	1120.22	0.27	25.96
Pedestrian Path	-	451.87	0.11	10.57
Sub Total	-	1572.09	0.38	36.53
<b>Others</b>				
Road	-	1533.93	0.38	36.53
Sub Total	-	1533.93	0.38	36.53
<b>Total Amount</b>	<b>1</b>	<b>4247.09</b>	<b>1.04</b>	<b>100.00</b>

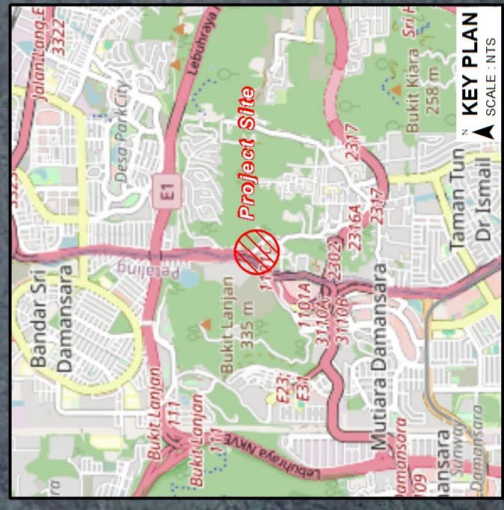
### Project Layout Plan



### Project Implementation Scheduled

Construction	Period (Month)
Earthwork and Piling	3
Main Building Works	24

# PROJECT LOCATION



Coordinate of Project Site	
Point	Longitude
1	101°37'08.74"E
2	101°37'10.33"E
3	101°37'12.13"E
4	101°37'08.76"E

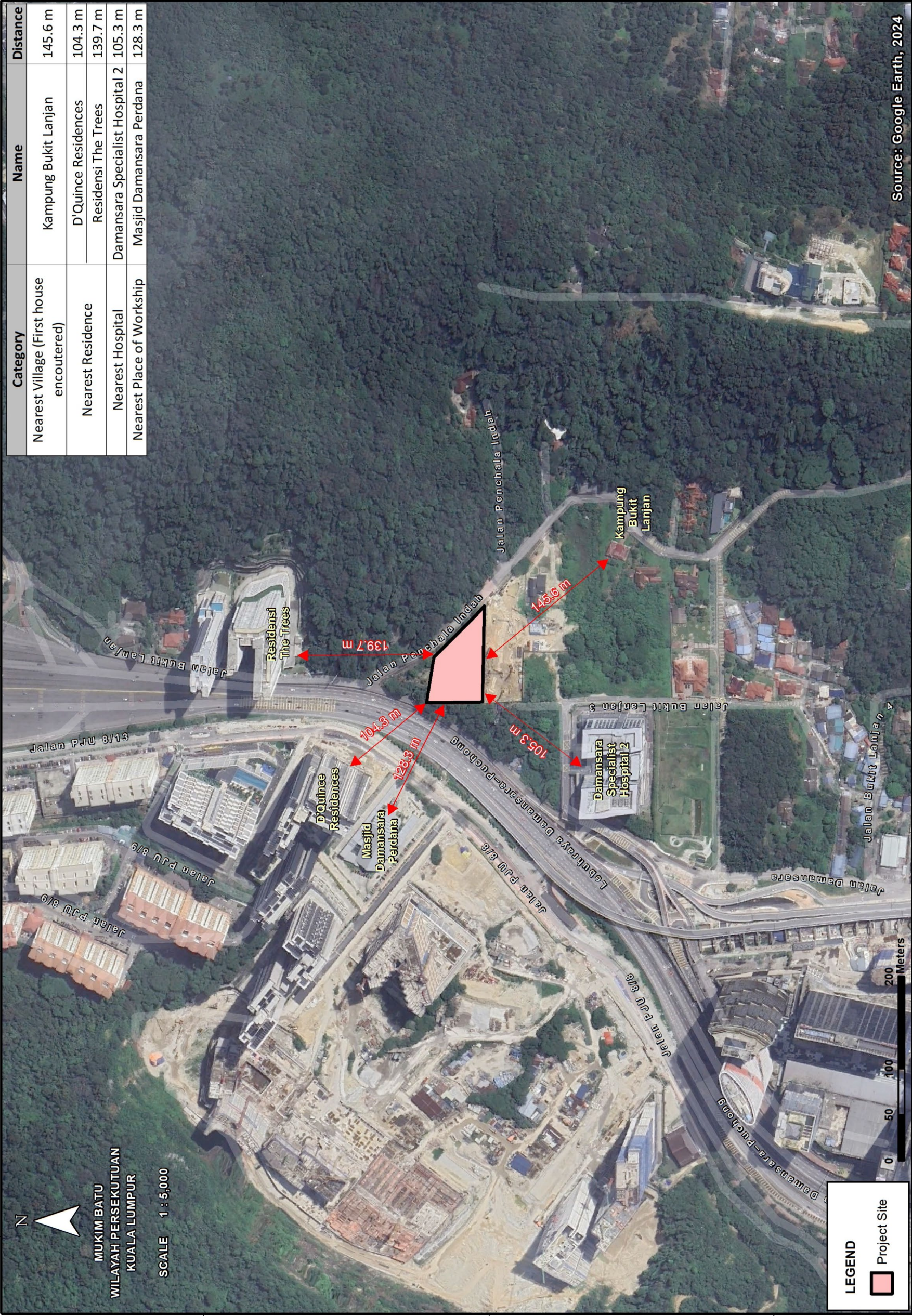
**LEGEND**

Project Site

Source: Google Earth, 2024

# RECEPTOR WITHIN 1 KM RADIUS FROM PROJECT SITE

101°36'50"E 101°37'0"E 101°37'10"E 101°37'20"E 101°37'30"E



Category	Name	Distance
Nearest Village (First house encountered)	Kampung Bukit Lanjan	145.6 m
	D'Quince Residences	104.3 m
Nearest Residence	Residensi The Trees	139.7 m
	Damansara Specialist Hospital 2	105.3 m
Nearest Hospital	Masjid Damansara Perdana	128.3 m



MUKIM BATU  
WILAYAH PERSEKUTUAN  
KUALA LUMPUR

SCALE 1 : 5,000

**LEGEND**

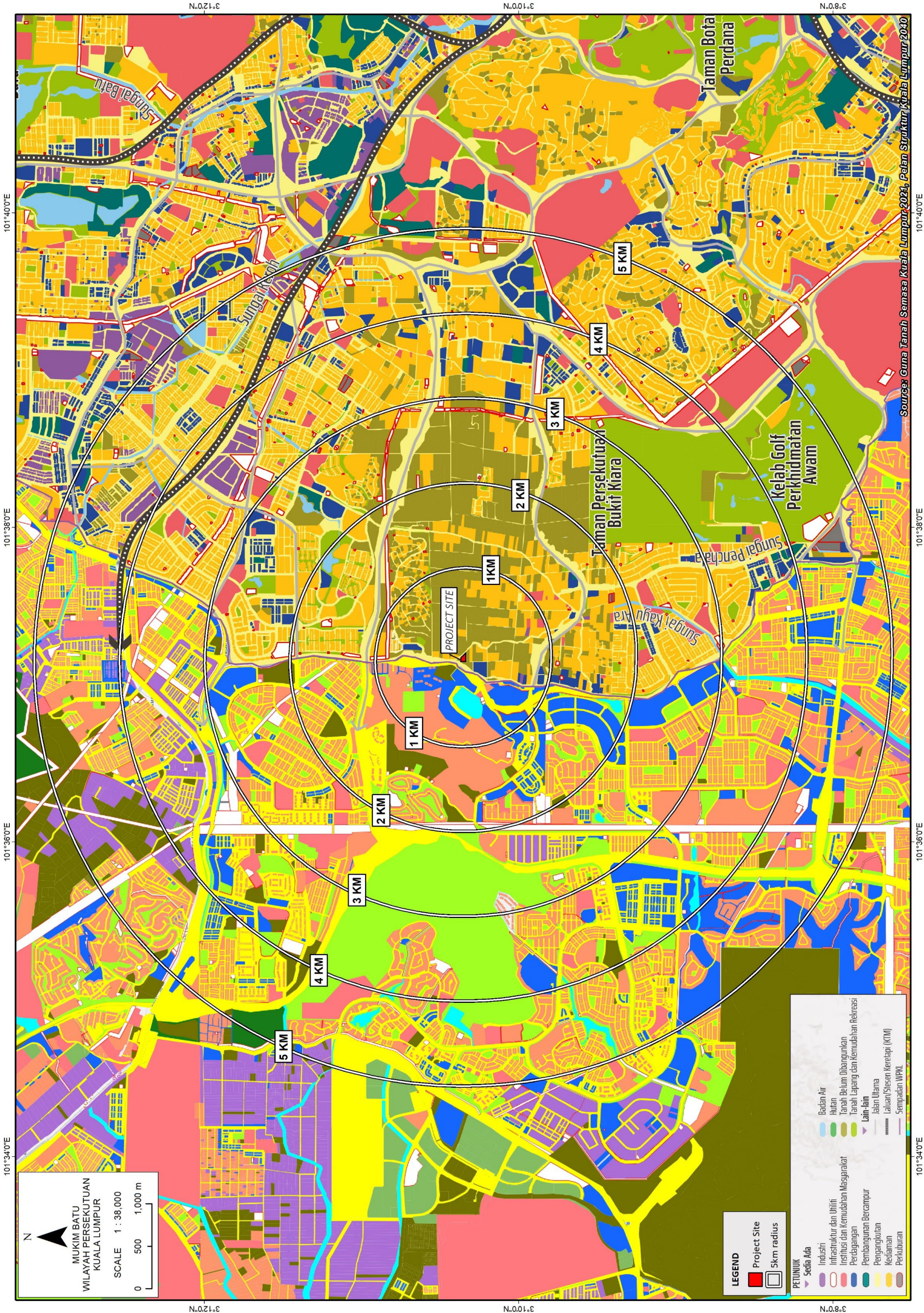
- Project Site



101°36'50"E 101°37'0"E 101°37'10"E 101°37'20"E 101°37'30"E

Source: Google Earth, 2024

# LAND USE 5 KM RADIUS



N  
 MUKIM BATU  
 WILAYAH PERSEKUTUAN  
 KUALA LUMPUR  
 SCALE 1 : 38,000  
 0 500 1,000 m

**LEGEND**

- Project Site
- 5km radius

**PETUNJUK**

- Badan Air
- Hutan
- Tanah Belum Dibangunkan
- Tanah Lapang dan Kemudahan Rekreasi
- Lain-lain
- Jalan Utama
- Laluan/Stesen Keretapi (KTM)
- Sempadan WPKL
- Industri
- Infrastruktur dan Utiliti
- Institusi dan Kemudahan Masyarakat
- Perdagangan
- Pembangunan Bercampur
- Pengangkutan
- Kediaman
- Perkuburan
- Sedia Ada

Source: Carta Tanah Semasa Kuala Lumpur 2021, Pelan Struktur Kuala Lumpur 2040

# EXISTING ENVIRONMENT



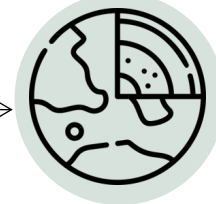
## LANDUSE

Existing landuse of the project site is mainly of existing bushes and grass. The Project site is surrounded by residential areas, hospital, a worship area, commercial and institutional buildings.



## TOPOGRAPHY

The site features a mix of flat and hilly terrain with moderate vegetation. Ground elevation range from 75 m to 82m. Referring to the Terrain Gradient Map, the local terrain slope distribution is as follows: 0°–5° (42.13%), 6°–15° (43.08%), 16°–25° (10.68%), and 26°–35° (4.11%).



## GEOLOGY

The proposed development site is underlain by granite bedrock. Granite is generally regarded as a suitable foundation material for structural development, typically associated with low geological constraints, subject to the specific local geological and structural conditions.



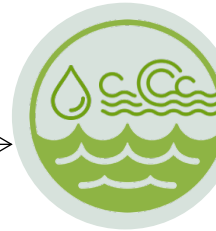
## HYDROLOGY

Situated on Sg. Kayu Ara catchment area. Surface runoff from the site will be directed into the drainage system, which flows both northwest and southeast. Then, the drain flows into Sg. Kayu Ara. There is no water intake at immediate downstream.



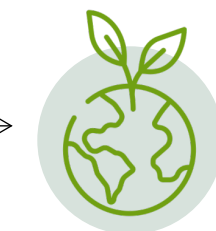
## CLIMATE

Data collected from Subang Meteorological Station (8.75 km away)  
 Daily temperature for 10 years: 27.4°C – 28.7°C  
 Relative humidity: 74.2 % (lowest, February) to 81.8 % (highest, December)  
 Average annual rainfall 2015-2024: 7,780.1 mm with annual mean rain: 209 days  
 Monthly rainfall and rain days peaks: June (5,322 mm, 15 days)



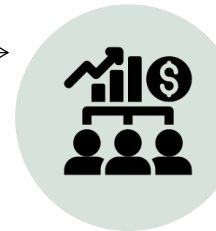
## BASELINE

Water Quality – complied with NWQS. The main drain at project site is fall within Class II & III  
 Ambient Air – complied with Malaysia Ambient Air Quality Standard  
 Ambient Noise – most of the sampling stations recorded below the permissible sound level except for station N1 at day time and N2 at both time  
 Vibration - mostly complied with the Guidelines for Environmental Vibration Limits and Control

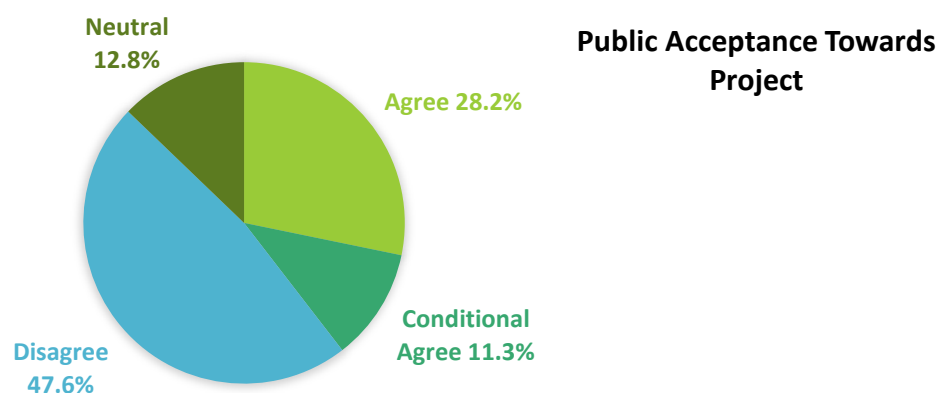













## ECOLOGY







	Flora	Fauna		
		Mammals	Birds	Herpetofauna
Species	44	-	5	2
Family	28	-	5	2
IUCN Red List 2023	16 LC	-	4 LC, 1 VU	2 LC
Malaysia Plant Red List	4 LC	-	-	-
Wildlife Act 2010	-	-	-	-
Endemic	-	-	-	-



## SOCIO ECONOMIC



	IMPACT	MITIGATION
CONSTRUCTION STAGE	 <p><b>Ecology</b> Loss, degradation, and disturbance of flora/fauna species and their habitats</p>	<p><b>Ecology</b> Limited site clearing and landscaping should begin as soon as construction is complete. A beautiful landscape can create an aesthetically pleasing environment.</p>
	 <p><b>Erosion and Sedimentation</b> The potential soil erosion and subsequent sedimentation is expected to be confined to activities clearing of vegetation, land preparation, grading, cutting and filling activities during the construction stage</p>	<p><b>Erosion and Sedimentation</b></p> <ul style="list-style-type: none"> <li>Surface runoff control, erosion control, and sediment control measures shall be effectively implemented and maintained as proposed in the Erosion and Sediment LD-P2M2.</li> <li>Earthworks shall be carried out in a phases.</li> <li>Inspection of all BMPs components shall be conducted on a daily basis and maintenance shall be carried out as necessary.</li> </ul>
	 <p><b>Geology</b> Geohazard study found that 95.89% of the study area were classified as low hazard risk while 4.11% were categorized as moderate hazard risk such as land slide.</p>	<p><b>Geology</b></p> <ul style="list-style-type: none"> <li>A geotechnical report has been prepared for the proposed development.</li> <li>The geological terrain mapping maps can be used as a reference for the preliminary review of the proposed development projects.</li> </ul>
	 <p><b>Hydrology</b> The construction activities within the catchment may affect the localized drainage conveyance and result in changes of hydrograph characteristics that consequently result in flash flood.</p>	<p><b>Hydrology</b></p> <ul style="list-style-type: none"> <li>All drains will be designed and constructed to give the best hydraulic features and in normal condition there will be no flooding, ponding, silting-up either during construction or after completion of the works.</li> </ul>
	 <p><b>Water Quality</b> Water quality modelling indicates that without effective control measures, such as in scenarios with high TSS discharge, downstream water quality could deteriorate to Class V. However, with the implementation of BMPs—including silt traps, and compliance with the 50 mg/L TSS discharge limit—water quality can be maintained within Class I or II.</p>	<p><b>Water Quality</b></p> <ul style="list-style-type: none"> <li>The LD-P2M2 provided in this report shall be implemented, monitored, and maintained accordingly. One silt trap and temporary earth drains have been proposed.</li> <li>Water quality monitoring at the final discharge point of the sedimentation pond must be conducted and must comply with the limits set by the DOE.</li> <li>Temporary toilet facilities that comply with the specifications set by MOH or the SPAN shall be provided within the site.</li> </ul>
	 <p><b>Air Quality</b> Dispersion modelling projected that PM<sub>10</sub> concentrations will remain within acceptable limits even in unmitigated scenarios</p>	<p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>Regularly spray water on access roads and on uncovered stockpiles.</li> <li>Reduce the speed limit, and necessary cleaning public roads to prevent any soil or spillage occurs.</li> </ul>
	 <p><b>Noise &amp; Vibration</b> Noise modelling suggests that noise levels during the construction phase will experience minor increases at nearby sensitive receptors but will remain within DOE-prescribed limits. Vibration levels during construction are also expected to remain below threshold levels of concern.</p>	<p><b>Noise</b></p> <ul style="list-style-type: none"> <li>Construction vehicle to avoided use road in close proximity to residential areas.</li> <li>Limitation of noisy activities at 8:00 a.m. to 6:00 p.m.</li> <li>Regular Inspection and Maintenance.</li> <li>When not in use, all noise-generating equipment and machinery will be shut down.</li> </ul>
	 <p><b>Wastes</b> Scheduled waste (SW) • biomass • Solid waste • Construction waste • Sewage</p>	<ul style="list-style-type: none"> <li>Handled according to Environmental Quality (Scheduled Waste) Regulations 2005 (SW)</li> <li>Vegetation will be composted within project site</li> <li>Solid waste shall send to Bukit Tagar Landfill.</li> <li>To provide adequate toilet at construction site.</li> </ul>
	 <p><b>Safety and Health</b> Safety → unsafe work condition that led to accident</p>	<p><b>Safety and Health</b></p> <ul style="list-style-type: none"> <li>To follow Occupational Safety and Health Management Plan</li> </ul>
	 <p><b>Social</b> Noise, dust disturbances and road safety risk due to heavy vehicles Foreign workers → disease, poor hygiene, crime</p>	<p><b>Social</b></p> <ul style="list-style-type: none"> <li>Regular engagement with nearby community</li> <li>Legal employment of foreign workers with monitored movement.</li> </ul>
 <p><b>Land Traffic</b> Construction-phase traffic may lead to temporary increases in vehicle volume</p>	<p><b>Land Traffic</b></p> <ul style="list-style-type: none"> <li>Comprehensive Traffic Management Plan be prepared and implemented.</li> <li>All suppliers and contractors of the importance of adhering strictly to the TMP</li> </ul>	

OPERATION STAGE	 <p><b>Water Quality</b> Leak or failure of the sewer reticulation could lead to significant water deterioration in drain, as untreated or inadequately treated effluent may contaminate the river.</p>	<p><b>Water Quality</b></p> <ul style="list-style-type: none"> <li>Sewerage reticulation plan and dedicated sewer pipeline system will be installed to manage and convey sewage efficiently.</li> <li>Regular Inspection and Maintenance is required.</li> </ul>
	 <p><b>Air Quality</b> The primary impact on air quality is expected to stem from vehicular emissions, as there are no significant sources of emissions from other activities within the community.</p>	<p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>Traffic management strategies to reduce congestion, and enhancing green spaces within the development to improve air quality</li> </ul>
	 <p><b>Noise</b> Potential noise source is from resident's vehicle movement. Noise impact from LDP Highway to the proposed apartment is minimal.</p>	<p><b>Noise</b></p> <ul style="list-style-type: none"> <li>Project Proponent can adopt Best Management Practices (BMPs) where applicable.</li> <li>Orient noise-sensitive rooms (e.g., bedrooms) away from the LDP highway side.</li> </ul>
	 <p><b>Wastes</b> A projected population of 432 people will generate 345.6 kg (1.73 m<sup>3</sup>) of domestic waste daily. This could cause odour, pests, water contamination, and visual pollution.</p>	<p><b>Wastes</b></p> <ul style="list-style-type: none"> <li>Waste will be properly disposed; signs will discourage littering. Municipal waste goes to Bukit Tagar Landfill via Alam Flora Sdn. Bhd.</li> </ul>
	 <p><b>Social</b> This project has the potential to create job opportunities, stimulate business activities, and contribute to local economic growth. However, it may also give rise to certain challenges, such as increased traffic congestion, which would need to be carefully managed.</p>	<p><b>Social</b></p> <ul style="list-style-type: none"> <li>Priority should be considered for local residents in the offering of job opportunities. Additionally, the allocation of RUMAWIP housing should take into account the needs of residents in Kg. Bukit Lanjan and Kg. Sg. Penchala.</li> <li>The traffic study has been prepared and approved by DBKL.</li> </ul>
 <p><b>Land Traffic</b> The predicted growth traffic volume change is calculated on the surrounding road network with and without the proposed development traffic in 2037.</p>	<p><b>Land Traffic</b></p> <ul style="list-style-type: none"> <li>The traffic study has been prepared and approved.</li> <li>The development is accessed from Jalan Penchala Indah, with a proposed right-turn storage lane to maintain smooth northbound traffic flow.</li> </ul>	

IMPACT

MITIGATION

ABANDONMENT STAGE



**Soil Erosion and Sedimentation**  
Soil erosion at cleared area especially during heavy rainfall. Sedimentation and water pollution at nearby water bodies

Properly establish turfing or landscaping to prevent severe soil erosion.



**Water quality**  
Ingress and accumulation of the construction materials via surface runoff. Silt runoff will increase the TSS and turbidity levels of nearby water bodies





Prepare and submit a detailed abandonment/closure plan for approval, including closing date, site stabilization work, and site cleaning work.



**Socio Economic**  
Loss of employment opportunity & Business Opportunity.

Prepare and submit a detailed abandonment/closure plan for approval, including closing date, site stabilization work, and site cleaning work.

IMPACT MONITORING - CONSTRUCTION STAGE

 <b>WATER QUALITY</b>	 <b>AMBIENT AIR QUALITY</b>	 <b>AMBIENT NOISE</b>	 <b>VIBRATION</b>
<ul style="list-style-type: none"> <li><input type="checkbox"/> 4 Locations</li> <li><input type="checkbox"/> Monthly</li> <li><input type="checkbox"/> National Water Quality Standard (NWQS)</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> 3 Locations</li> <li><input type="checkbox"/> Monthly</li> <li><input type="checkbox"/> Malaysian Ambient Air Quality Standard (2020)</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> 3 Ambient noise stations</li> <li><input type="checkbox"/> Monthly</li> <li><input type="checkbox"/> Guidelines for Environmental Noise Limits and Control, Third Edition, 2021 (Reprint).</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> 3 Location</li> <li><input type="checkbox"/> Monthly</li> <li><input type="checkbox"/> <i>Third Schedule: Guidelines for Environmental Vibration Limits and Control, Third Edition, Department of Environment, Ministry of Natural Resources and Environment Malaysia, 2021.</i></li> </ul>

PROPOSED MONITORING LOCATION

