



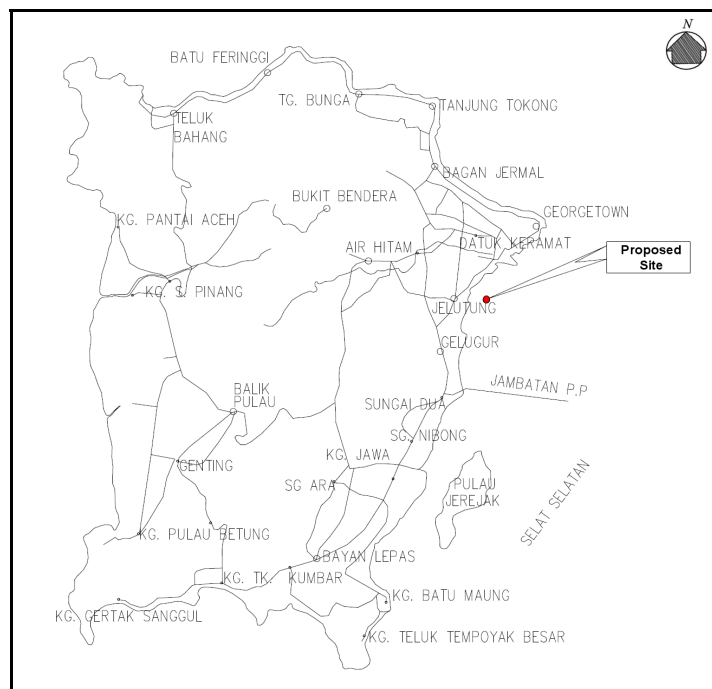
CHAPTER 1

INTRODUCTION

1.1 Title Of Project

In 2017, PLB Engineering Berhad was awarded by the Penang State Government via letter reference PSUKPP/03/0765/12/22 Jld.2(6) dated 8th March 2017 for the joint development project with PDC as trustee for the State Government to implement the safe rehabilitation of the Jelutong Landfill site or TPSJ (Tapak Pelupusan Sampah Jelutong) and the provision of a new site for the disposal of C&D (Construction & Debris) Waste, Green Waste and Excavation Wastes. A copy of this award letter is provided in **Appendix A-001** of this EIA report.

Subsequently, due to constraints to conduct the safe rehabilitation of the Jelutong Landfill site, the State Government via the MMK (State Executive Councilor Meeting) Bil.32/2021 on 25th August 2021 approved an area of 70 acres to be reclaimed initially to be used as a working platform on reclamation site and subsequently to be developed together with the rehabilitated Jelutong Landfill of 90 acres of rehabilitation site to cater for a mixed development area (hereafter known as the 'Proposed Project'). The key and location plans for the Proposed Project is shown in **Figure 1.1** and **Figure 1.2** respectively. **Figure 1.3** depicts the aerial view of the existing Jelutong Landfill and the sensitive receptors within the 500 radius from the Proposed Project site.



Not To Scale

Figure 1.1 Key Plan



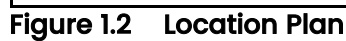


Figure 1.3 Location Of Sensitive Receptors



As the landfill rehabilitation work of the Proposed Project involves the construction of solid waste recycling plants which is a prescribed activity under First Schedule, Activity 14(b)(ii) and the Proposed Project also involves land reclamation of 28.33 ha (70 acres), which is also a prescribed activity under the First Schedule, Activity 7, EIA Order (Environmental Quality (Prescribed Activity) (Environmental Impact Assessment) Order 2015). Thus an EIA (Environmental Impact Assessment) study is required and its report approved by the DOE under Section 34A, Environmental Quality Act 1974 prior to the implementation of the Proposed Project.

Thus, this EIA report titled 'Environmental Impact Assessment For Proposed Landfill Rehabilitation And Land Reclamation Works For Mixed Development At Seksyen 8, Bandar Jelutong, Daerah Timur Laut, Pulau Pinang' aims to present the findings conducted for the Proposed Project.

1.2

Project Proponent And Qualified Persons

PLB Engineering Berhad as the developer for the Proposed Project will be responsible for the planning, development and management of the Proposed Project. The Project Proponent can be contacted at the address stated below:-

PLB Engineering Berhad

1320, Jalan Baru, Taman Chai Leng,
13700 Prai, Pulau Pinang

Telephone No. : 04-390 5737

Facsimile No. : 04-390 5350

Contact Person : Dato' Siow Kok Yong

A copy of the company's registration with SSM is provided in **Appendix A-002**.

The EIA study and report preparation is conducted by YES Bizs Sdn. Bhd.. YES Bizs Sdn. Bhd. is an environmental consulting firm with qualified person(s) registered with the Department of Environment, Malaysia. Any inquiries pertaining to the EIA report can be extended to the consultants at the following address:-

YES Bizs Sdn. Bhd.

4936, Jalan Siram,
12100 Butterworth, Penang

Telephone No. : 04-3312945

Facsimile No. : 04-3319678

E-Mail : ms@yesenviro.com

Contact Person : Pn. Raja Rokiah R. Saigon

The list of the EIA team members that have provided inputs to the EIA study for the Proposed Project is shown in **Table 1.1**.

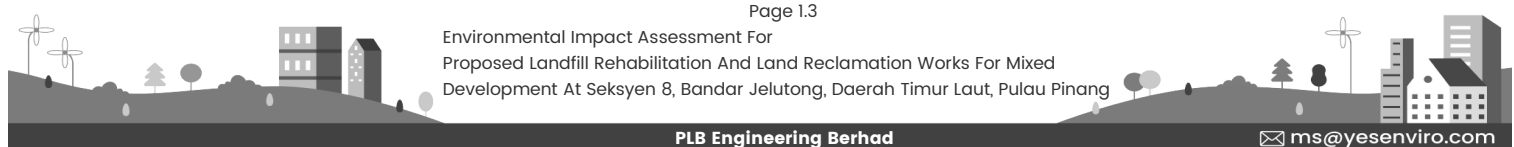









Table 1.1
EIA Study Team Member

No.	Name	Qualification	Registered With DOE				Study Area	Signature
			Category	Area/Field	ID. No.	Registration Expiry Date		
A	EIA Study Team Leader							
1	Ir. Dr. Lee Aik Heng	Ph.D., M.Sc., B.Sc. (Env't. Eng) P.Eng, MIEM	EIA Consultant	(i) Water Quality Monitoring (ii) Scheduled Waste Management (iii) Solid Waste Management (iv) Process Recovery of Scheduled Waste (v) Soil Erosion and Sedimentation (vi) Water Pollution Control Technology (sewage/leachate/effluent)	CEP-C0388	31 st May 2025	(i) Water Quality Monitoring (ii) Scheduled Waste Management (iii) Solid Waste Management (iv) Process Recovery of Scheduled Waste (v) Soil Erosion and Sedimentation (vi) Water Pollution Control Technology (sewage/leachate/effluent)	
B	EIA Team Member							
2	Raja Rokiah Raja Saigon	B.Sc. (Env't. Studies)	EIA Consultant	(i) Water Quality Monitoring And Assessment (ii) Air Quality Monitoring And Assessment	CEP-C0381	31 st May 2025	(i) Water Quality Monitoring And Assessment (ii) Air Quality Monitoring And Assessment	
3.	Linda Geh Guat Yeow	B.Eng (Ind. Eng)	EIA Consultant	(i) Chemical Processes (ii) Quantitative Risk Assessment	CEP-CS0382	31 st May 2025	(i) Chemical Processes (ii) Quantitative Risk Assessment	
4	Lim Sze Fook	B.Sc (Hons) Physics, Cert. (Training in Meteorology)	EIA Consultant	(i) Air Quality Modeling (ii) Air Quality Monitoring and Baseline Assessment (iii) Meteorology	CEP-CS0126	31 st May 2025	(i) Air Quality Modeling (ii) Air Quality Monitoring and Baseline Assessment (iii) Meteorology	
5.	Dr. Khairun Bt. Yahya	BSc.(Hons.) Biology, MSc. (Biology), PhD (Biology)	Subject Consultant	(i) Ecology	CEP-SS0327	31 st May 2027	(i) Ecology	
6.	Ir. Lim Sin Poh	B.E. (Honours), Master Engineering Civil	Subject Consultant	(i) River & Coastal Hydraulic and Water Quality	CEP-SS0255	31 st May 2025	(i) River & Coastal Hydraulic and Water Quality	
7.	Dato' Ir. Dr. Gue See Sew	B. Sc (Civil Engineering), Diploma (Civil Engineering) & PhD (Geotechnical Engineering)	Subject Consultant	(i) Geotechnical Engineering (ii) Slope Engineering	CEP-SS0024	31 st May 2027	(i) Geotechnical Engineering (ii) Slope Engineering	

Other consultants are also involved with the planning and design of the Proposed Project. These consultants are shown in **Table 1.2**.



Table 1.2
List Of Other Consultants Involved In Proposed Project

No.	Role	Company
1.	Architect	W.K. Khor Architect 33, Lebuhraya Maktab, 10250 George Town, Pulau Pinang Tel: 04-2288770
2.	C&S (Infrastructure)	Sri & Sri Associates Sdn. Bhd. 4987, 2 nd Floor, Jalan kampung Benggali, 12200 Butterworth, Pulau Pinang Tel: 04-3326112 Fax: 04-3326112
3.	Surveyors • Bathymetry • Topography	Jurukur Perunding Services Sdn. Bhd. 7, Jalan Industri PBP 3, Taman Industri Puchong, 47100 Puchong, Selangor Tel: 03-5623 3228 Jurukur Pinang 31, Jalan Perai Jaya 4, Bandar Perai Jaya, 13600 Perai, Pulau Pinang Tel: 04-398 4288
4.	Traffic Master Plan Study	Perunding Trafik Bakti Sdn. Bhd. No 23, Jalan Liew Hone Ket, Taman Kampar, 30250 Ipoh, Perak Tel: 05-241 8328
5.	Coastal Hydraulic Study	Global Water Consultant Sdn. Bhd. 23-4 Jalan Tasik Selatan 3, Bandar Tasik Selatan, 57000 Kuala Lumpur Tel: 03-9057 5310 Fax: 03-9057 5400
6.	Marine & Geotechnial	Global Water Consultant Sdn. Bhd. 23-4 Jalan Tasik Selatan 3, Bandar Tasik Selatan, 57000 Kuala Lumpur Tel: 03-9057 5310 Fax: 03-9057 5400
7.	Marine Risk	Master Mariner Maritime Services Sdn. Bhd. 3D-5-1, Block D, 5 th Floor, Straits Quay Marina, Jln. Seri Tanjung Pinang, Tanjung Tokong, 10470 Penang Tel: 04-893 1750 Fax: 04893 1950
8.	Social Impact Assessment	Shaari Planners Sdn. Bhd. 21-1, Jalan Dagangan 13, Pusat Bandar Bertam Perdana, 13200 Kepala Batas, Pulau Pinang. Tel: 04 -577 0788

1.3

Legal Aspects

A. Prescribed Activity Subject To Section 34A, Environmental Quality Act 1974

The Proposed Project involves rehabilitation and solid waste recycling of the existing Jelutong Landfill of 36.42 Hectares (90 acres) and land reclamation of 28.33 Hectares (70 acres) adjacent to the existing Jelutong Landfill in Daerah Timur Laut, Pulau Pinang. The Proposed Project therefore is a prescribed activity under the following:-

- First Schedule, Activity 14(b)(ii) – Solid Waste: Construction of recovery plant or recycling plant; and
- First Schedule, Activity 7, EIA Order as it involves land reclamation.





The development of the land parcels on the newly reclaimed land may also fall under the First Schedule, Activity 12(a) of the EIA Order if the development involves the following:-

- Construction of building or facilities with 80 rooms or more in the coastal area located within 200m in land from the new shoreline.

The EIA study and the EIA report is prepared to meet the requirements under Section 34A, Environmental Quality Act 1974.

B. Conformance Of Proposed Project To Government's Development Plans

The Proposed Project is in line with the following development plans and policies already in place:-

- Twelfth Malaysia Plan, 2021-2023;
- Penang Structure Plan, 2030; and
- State Planning Committee approval for the reclamation area and rehabilitation works for the Jelutong Landfill.

1.4

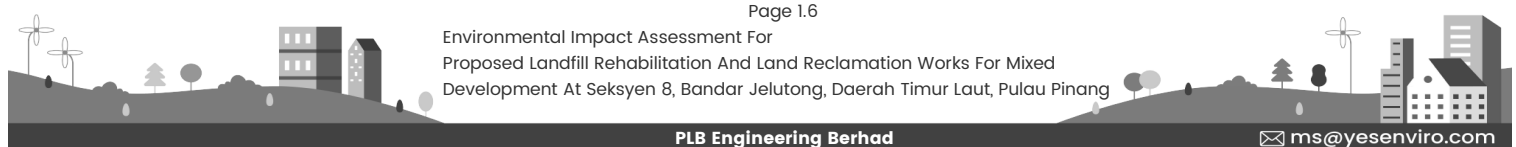
Scope Of EIA Study

In conducting the EIA study for the Proposed Project, the following documents published by the DOE are used to provide the scope of the EIA study:-

- Environmental Impact Assessment Guidelines in Malaysia 2016;
- Environmental Impact Assessment Guidelines for Coastal and Land Reclamation 1998;
- Environmental Impact Assessment Guidelines for Development In Coastal Areas And Marine Parks 2017; and
- Environmental Impact Assessment Guidelines for Waste Treatment and Disposal Solid Waste 2021.

The EIA study examines the likely impacts that the Proposed Project will have on the physical-chemical, biological and human environment.

The EIA addresses all aspects of the pre-construction, construction and operational stages, as indicated in the guideline document. The report also presents measures and recommendations for the mitigation and abatement of the potentially adverse impacts identified due to the implementation of the Proposed Project.





1.5

Purpose Of EIA Report

The purpose of the EIA report is to present the findings of the study conducted for the Proposed Project which involves landfill rehabilitation and land reclamation and subsequent development on existing land and reclaimed land to cater for a mixed development comprising of commercial and residential use with related facilities and amenities. The EIA report aims to provide the following:-

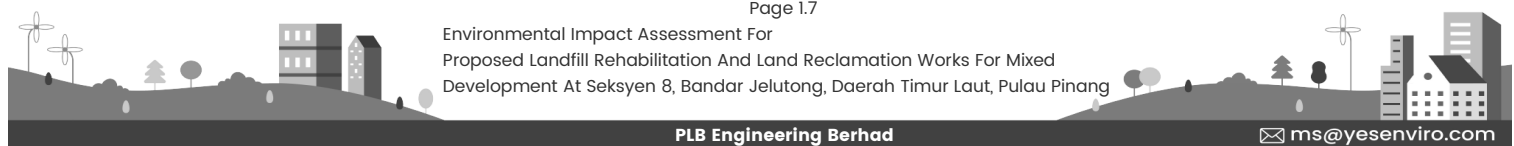
- To provide the concepts and land use planned for the Proposed Project;
- To describe the existing environment in terms of the physico-chemical, biological and human environment that may be affected by the Proposed Project;
- To evaluate the environmental impacts throughout the project implementation, which involves the pre-construction, construction and operational stage;
- To predict the potential residual impacts, which have to be addressed by the Project Proponent and relevant parties involved with the Proposed Project so as to be able to integrate the required designs and practices throughout the implementation of the Proposed Project;
- To identify and recommending appropriate mitigation and abatement measures in eliminating and minimizing the possible impacts at the various stages of project development; and
- To recommend the environmental monitoring and audit requirements including the environmental management plan for the Proposed Project.

1.6

Study Approach And Methodology

In conducting the EIA study, the methodology adopted is shown in **Figure 1.4**. The methodology for the EIA study involves the following:-

- Conduct desk studies;
- Conduct field survey and sampling for various environmental segments;
- Determine the existing environmental scenario;
- Project demands and assess the impacts of the Proposed Project by comparing data of all activities that has to be undertaken for the Proposed Project;
- Identify the mitigation measures required in addressing the adverse impacts; and
- Reassess the impact with the mitigation measures in place.



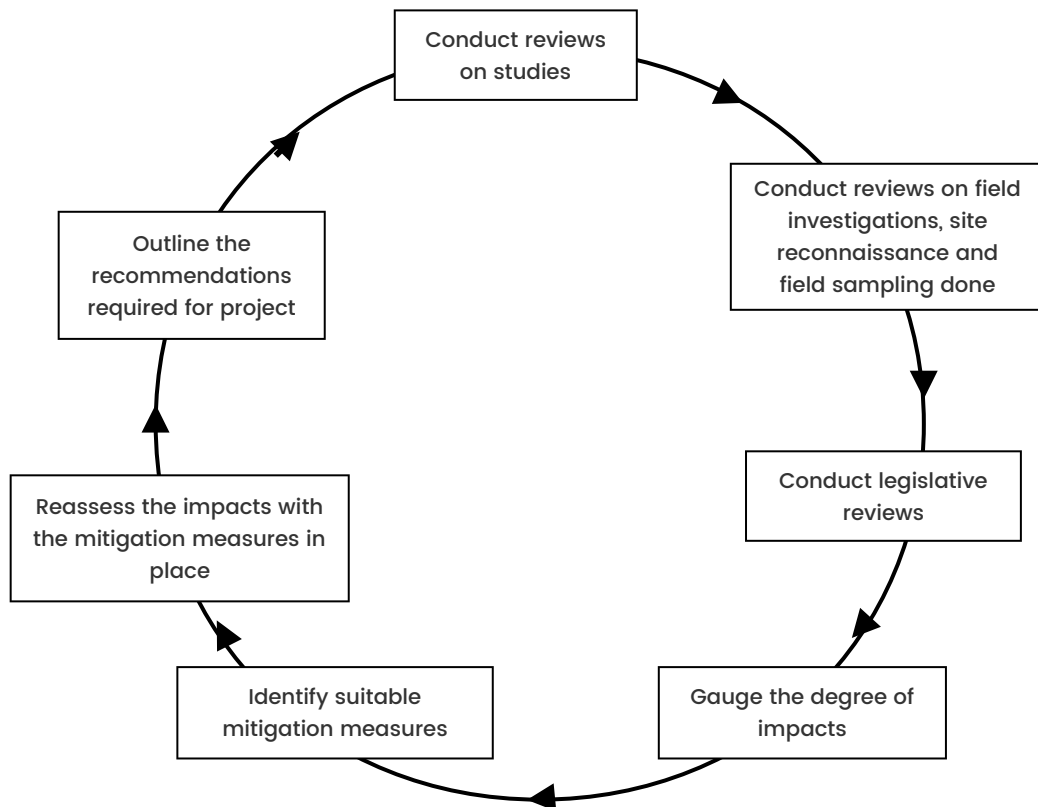


Figure 1.4
EIA Approach

1.7 Report Content

The EIA report is structured with the following contents as shown in **Table 1.3**.

Table 1.3
Report Structure

Chapter	Description
Chapter 1 – Introduction	Provides background of the Proposed Project, Project Proponent, EIA consultants and purpose of the report.
Chapter 2 – Terms of Reference	Provides the scoping notes for the conduct of the EIA study.
Chapter 3 – Statement of Needs	Provides statement of needs for the Proposed Project taking into account existing developmental policies and strategies relevant to the needs for implementing the Proposed Project
Chapter 4 – Project Option	Provides options available for the Proposed Project including the 'Build' and 'No Build' option.
Chapter 5 – Project Description	Provides detail description of the Proposed Project, its location, development concepts and components, infrastructure and utility requirements and provides the implementation schedule and project activities related to the Proposed Project.





Table 1.3 (Continue)

Chapter	Description
Chapter 6 – Existing Environment	Provides baseline conditions of the existing environment, which includes the physical-chemical conditions, biological and human environment prior to the implementation of the Proposed Project
Chapter 7 – Evaluation of Impact	Provides the evaluation and assessment of the impacts due to the Proposed Project
Chapter 8 – Mitigation Measures	Provides the mitigation measures to be integrated in the implementation of the Proposed Project.
Chapter 9 – Environmental Management Plan	Provides the environmental management plan for the Proposed Project and the related monitoring requirements.
Chapter 10 – Study Findings	Provides the study findings and recommendations to the Project Proponent as well as the approving authorities and concludes the report.
Chapter 11– References	Provides the list of references used in the EIA report.

1.8 Approval Sought

Approval from the DOE is sought for the EIA report which involves landfill rehabilitation and land reclamation works for mixed development at Seksyen 18, Bandar Jelutong, Daerah Timur Laut, Pulau Pinang to be implemented by PLB Engineering Berhad.



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