



CHAPTER 2

TERMS OF REFERENCE OF EIA STUDY

2.1 TOR Requirement

Initially with the implementation of the Environmental Impact Assessment Guidelines in Malaysia in 2016, a TOR (Terms of Reference) for the conduct of the EIA (Environmental Impact Assessment) study is to be submitted to the DOE for endorsement prior to the conduct of the EIA study and report submission.

However, from 1st January 2021, the DOE (Department of Environment) has repealed the need for the submission of TORs for prescribed activities under the First Schedule, Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015 and substituted the TOR with the scoping notes for the EIA study. The following provides the scoping notes for the EIA study.

2.2 Scoping Notes

In conducting the EIA study the scoping notes are as follows:-

A. Project Title Stating Nature Of Proposed Activity

The title of the project is 'Proposed Landfill Rehabilitation And Land Reclamation Works For Mixed Development At Seksyen 8, Bandar Jelutong, Daerah Timur Laut, Pulau Pinang'.

The landfill rehabilitation cover 36.42 Hectares (90 acres) and the land reclamation covers 28.33 Hectares (70 acres) of land.

The Proposed Project is a prescribed activity under the following:-

- First Schedule, Activity 14(b)(ii) as the rehabilitation of the Jelutong Landfill involves construction of recycling plant to reuse the suitable solid waste from the Jelutong Landfill as fill material;
- First Schedule, Activity 7 of the EIA Order (Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015) as it involves land reclamation of 28.33 Hectares (70 acres) to be developed together with the TPSJ (Tapak Pelupusan Sampah Jelutong) rehabilitated to cater for a mixed development; and





- The land parcels to be developed on reclaimed land are also prescribed activities under the First Schedule, Activity 12(a) of the EIA Order if the development involves construction of building or facilities with 80 rooms or more in the coastal area located on the reclaimed land within 200m from the new shoreline.

The Proposed Project involves the following:-

- Safe rehabilitation of the Jelutong Landfill covering 90 acres; and
- Land reclamation of 70 acres.

Upon completion of both activities at site, the existing and future land mass (reclaimed land) will be developed to cater for a mixed development which will have the following land use:-

- Residential;
- Commercial;
- Institution;
- School;
- Government Land;
- Mixed Development;
- Masjid; and
- Infrastructure.

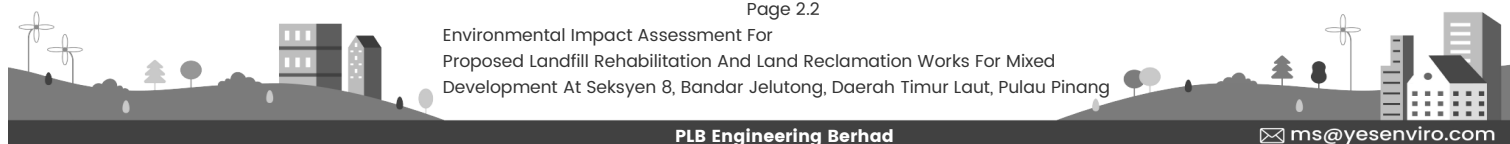
The Proposed Project will be developed according to parcels. Prior to the construction of the intended parcel, the planning permission and building plans has to be submitted to MBPP (Majlis Bandaraya Pulau Pinang) for approval prior to construction at site. Also all development parcels located less than 200 m from the new shoreline with more than 80 rooms has to submit a separate EIA study and EIA report to the DOE for approval as this activity is a prescribed activity under the First Schedule, Activity 12(a) of the EIA Order.

B. Presence Of Sensitive Receptors

The sensitive receptors within the 500m radius are mainly those staying in the residential schemes such as Fortune Park, Mutiara Idaman 1, Mutiara Idaman Apartment, Mutiara Idaman 2, Artis 3 Condominium, Straits Garden Suite, The Spring Condominium, Residences Condominium, Desa Pinang Apartment and Pinang Court 2 Apartment.

C. Significant Impacts Due To The Project Or Activity Identified

Based on the project activities identified, the impacts of the Proposed Project can be summarized as follows:-





(i) Rehabilitation and Reclamation Works

- Impacts due to leachate discharge from Jelutong landfill during rehabilitation works;
- Impacts due to releases of residual gases due to rehabilitation works;
- Safety issues during the rehabilitation works;
- Potential changes to coastal processes due to land reclamation;
- Impacts to marine water quality due to rehabilitation and reclamation works;
- Impacts due to potential changes to the coastal hydraulic profile; and
- Safety issues due to heavier sea traffic movement.

(ii) Construction Stage

- Impacts due to land disturbance which may result in soil washouts;
- Impacts related to construction hazards;
- Impacts on water quality due to sediment release cause by earthwork activities, untreated sewage discharge, surface runoffs and their effects to the receiving water body;
- Impacts on air quality due to fugitive emissions from vehicular movements;
- Impacts due to noise and vibration due to construction activities;
- Impacts in relation to safety due to general construction activities; and
- Impacts due to the generation of wastes.

(iii) Operation Stage

- Impacts on water quality due to stormwater discharges and sewage;
- Impacts on air quality and noise due to vehicular movement; and
- Impacts due to generation of wastes.

D. Impacts Which Are Unknown Or Uncertain As To The Impacts But May Occur

Engineering design based on the geotechnical and civil and structural engineers requirements will be integrated in reclaiming land including the construction of all structures at site. Thus there are no unknown or uncertain impacts that may occur with the Proposed Project.

E. Social Issues

Various complaints related to open burning on the existing Jelutong Landfill has been received over the years. Thus with the closure of the Jelutong Landfill and redevelopment of the site including the reclamation of the area



adjacent to the Jelutong Landfill will solve this issue. However land reclamation in the seaward may raise other issues especially to the fisherman community. This is address in the SIA conducted for the Proposed Project.

F. Any Special Requirements For The EIA

As stipulate earlier, further EIA studies has to be conducted if the land parcel to be developed is within 200 m of the new shoreline and involves construction of buildings with more than 80 room.