

TABLE OF CONTENT

<u>ENT</u>			PAGE
	-		i xiv
INTRO	DUCTION		1-1
1.1			1-1
1.2	-		1-1
1.3	-		1-1
1.4	_		1-3
1.5		-	1-5
1.6	Justification	Of The Proposed Project	1-5
1.7		•	1-5
1.8	Environment	: Consultant	1-5
1.9	EIA Methodo	ology	1-10
1.10	Organization	Of The EIA Report	1-11
PROJECT DESCRIPTION		2-1	
2.1	Introduction		2-1
2.2	Project Loca	tion	2-1
2.3	Project Option	on Control of the Con	2-3
2.4	•	•	2-3
2.5			2-3
			2-7
2.7	Implementat	cion Schedule	2-7
PROJECT ACTIVITIES		3-1	
3.1	Introduction		3-1
3.2		ment Phase	3-2
		Reconnaissance Survey, Site Inspection and Data Collection	3-2
			3-2
		•	3-5
			3-7
		•	3-14
			3-16
			3-16
3.3	•		316
			3-16
			3-17
			3-17
			3-17
			3-18
			3-27
		•	3-27
		·	3-39
2 4			3-39
5.4			3-39
		, •	3-39
	3.4.∠ 3.4.3	General Maintenance (Infrastructure and Hillities)	3-39
	ration tive Sur asan Ek INTRO 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 1.10 PROJE 2.1 2.2 2.3 2.4 2.5 2.6 2.7 PROJE	ration tive Summary asan Eksekutif INTRODUCTION 1.1 Project Title 1.2 Objective Elf 1.3 Site backgro 1.4 Environment 1.5 Statement O 1.6 Justification 1.7 Project Initia 1.8 Environment 1.9 EIA Methodo 1.10 Organization PROJECT DESCRIPTI 2.1 Introduction 2.2 Project Local 2.3 Project Optio 2.4 The "No Proj 2.5 The Project Aban 2.7 Implementat PROJECT ACTIVITIES 3.1 Introduction 3.2 Pre-Developm 3.2.1 3.2.2 3.2.3 3.2.4 3.2.5 3.2.6 3.2.7 3.3 Developmen 3.3.1 3.3.2 3.3.3 3.3.4 3.3.5 3.3.6 3.3.7 3.3.8 3.3.9 3.4 Post Develop 3.4.1 3.4.2	INTRODUCTION 1.1 Project Title 1.2 Objective EIA 1.3 Site background 1.4 Environmental Legislation 1.5 Statement of Need 1.6 Justification of The Proposed Project 1.7 Project Initiator 1.8 Environment Consultant 1.9 EIA Methodology 1.10 Organization of The EIA Report PROJECT DESCRIPTION 2.1 Introduction 2.2 Project Location 2.3 Project Option 2.4 The "No Project" Option 2.5 The Project Concept 2.6 Project Abandonment 2.7 Introduction 2.7 Project Abandonment 2.8 Project Abandonment 2.9 PROJECT ACTIVITIES 3.1 Introduction 3.2.2 Pre-Development Phase 3.2.1 Reconnaissance Survey, Site Inspection and Data Collection 3.2.2 Project Abandonment 3.2 Pre-Introduction 3.2.4 Geotechnical Assessment 3.2.5 Traffic Impact Assessment 3.2.6 Preliminary Environmental Impact Assessment 3.2.6 Preliminary Environmental Impact Assessment 3.2.1 Site Clearing 3.3.2 Construction of Temporary Access Roads 3.3.3 Site Construction of Site Office, Workshop And Worker's Quarters 3.3.5 Earthworks 3.3.6 Construction of Sub-Structure And Super-Structure 3.3.7 Construction of Sub-Structure And Super-Structure 3.3.8 Disposal of Construction Wastes 3.3.9 Abandonment 3.4.1 Landscaping 3.4.2 Solid Waste Disposal



<u>CONT</u> 4.0	EXISTING ENVIRONMENT			<u>PAGE</u> 4-1
	4.1	Introduction		4-1
	4.2	Existing Lar		4-1 4-1
		4.2.1 4.2.2	Existing & Surrounding Land Use Existing Road Network	4-6
	4.3		emical Environment	4-7
		4.3.1	Geology	4-7
		4.3.2	Topography and Slope Analysis	4-12
		4.3.3	Surface Hydrology	4-14
		4.3.4	Climate and Meteorology	4-15
		4.3.5	Existing Environmental Quality	4-20
		4.3.6	Water Quality	4-22
			4.3.6.1 River Water Quality	4-22
		4.3.7	Air Quality	4-25
		4.3.8	Noise Levels	4-27
	4.4		cological Environment	4-29
	4.5		omic/Human Environment	4-30
		4.5.1	Demographic Profile	4-30
5.0	POTENTIAL ENVIRONMENTAL IMPACTS		5-1	
	5.1	Introduction		5-1
	5.2	Pre-Develor	oment Phase	5-3
		5.2.1	Reconnaissance Survey, Site Inspection and Data Collection	5-3
		5.2.2	Soil Investigation	5-3
		5.2.3	Topographical Survey, Traffic Impact Assessment, Preliminary	5-3
	5.3	Developme	Environmental Impact Assessment and Design Stage	5-3
	5.5	•		
		5.3.1	Site Clearing	5-3
		5.3.2	Construction Of Temporary Access Roads	5-9
		5.3.3	Transportation of Construction Materials and Machinery	5-10
		5.3.4	Construction of Site Office, Workshop and Worker's Quarters	5-12
		5.3.5	Earthwork	5-12
		5.3.6	Construction of Sub-Structure and Super-Structure	5-13
		5.3.7	Construction of Infrastructure and Utilities Development	5-14
		5.3.8	Disposal of construction wastes	5-15
	-1040	5.3.9	Abandonment	5-15
	5.4		opment Phase	5-16
		5.4.1	Landscaping	5-16
		5.4.2	Solid Waste Disposal	5-17
		5.4.3	General maintenance (Infrastructure and Utilities)	5-17
6.0	RECO	MMENDED M	IITIGATION MEASURES	6-1
	6.1	Introduction	n	6-1
	6.2		pment Phase	6-1
		6.2.1	Reconnaissance Survey, Site Inspection and Data Collection	6-1
		6.2.2	Topographic Survey, Soil Investigation, Traffic Impact	6-1
			Assessment, Preliminary Environmental Impact Assessment	
	6.3	Davalonna	and Design Stage	6.4
	0.3	Developme 6.3.1	Site Clearing	6-1
		6.3.2	Construction Of Temporary Access Roads	6-1. 6-2
		6.3.3	Transportation of Construction Materials and Machinery	6-2 6-2
		6.3.4	Construction of Site Office, Workshop And Worker's Quarters	6-3
		6.3.5	Earthwork	6-6



CONT	ENT			PAGE
		6.3.6 Construction of Sub-Structure and Super-Structure		6-10
		6.3.7 Construction of Infrastructure and Utilities Developm	ent	6-14
		6.3.8 Disposal of Construction Wastes		6-16
		6.3.9 Abandonment		6-16
	6.4	Post- Development Phase		6-17
		6.4.1 Landscaping		6-17
		6.4.2 Solid Waste Disposal		6-17
		6.4.3 General Maintenance (Infrastructure and Utilities)		6-18
7.0	RESID	DUAL IMPACTS		7-1
	7.1	Introduction		7-1
	7.2	Impacts to Air Quality		7-1
	7.3	Impacts to Noise Levels		7-1
	7.4	Impacts to Water Quality		7-1
	7.5	Impacts to Safety and Health		7-2
	7.6	Conclusions		7-2
8.0		RONMENTAL MANAGEMENT PLAN (EMP), ENVIRONMENTAL MONITOR	RING (EMR)	8-1
	AND A			8-1
	8.1	Introduction		8-2
	8.2	Environmental Policy		8-2
	8.3	Organization Structure		8-3
	8.4	Environmental Requirement		8-3
	8.5 8.6	Environmental Monitoring Programme (EMPr) and Audit Compliance Audit		8-6
	8.7	Environmental Impact and Mitigating Measures		8-7
	8.8	Contingency Plan		8-7
	8.9	Emergency Response Plan		8-8
	8.10			8-9
9.0	CONC	CLUSION	9	9-1



LIST OF TABLES

<u>NO.</u>	DESCRIPTION	<u>PAGE</u>
1.1	Site Particulars	1-2
1.2	Term and Condition Land Title Details	1-2
1.3	List of EIA Study Team Member	1-6
1.4	Assistant Consultant	1-9
1.5	Special Input	1-10
2.1	Component Development 2013	2-3
3.1	Summary of Boreholes	3-5
3.2	Details of Existing Site Topography	3-7
3.3	Summary of Boreholes Information	3-8
3.4	Summary of Sub-surface Profile Based on Boreholes Information	3-8
3.5	Effective Strength Parameter	3-9
3.6	Summary of Slope Stability Analysis	3-9
3.7	Peak Hour Traffic Surrounding Area	3-15 3-19
3.8	Proposed Sediment Basin Size	3-19
3.9	Project Activities During Infrastructure and Utilities Development	
3.10	Estimated Utilities Demand and Waste Generated During the Operational Phase of the Proposed Project	3-28
3.11	Detention Pond Size	3-29
3.12	Main Drain Size	3-29
3.13	Summary of Population Equivalent (PE)	3-31
3.14	Summary of Water Demand Calculation	3-32
3.15	Reserved Area Tabulation for Water Tank	3-33
3.16	Summary of Load Demand	3-34
4.1	Slope Analysis	4-12
4.2	Percentage Frequency of Various Direction and Speeds (2000-2010)	4-15 4-15
4.3	Summary of Annual and Quarterly Wind Rose (2000-2010)	4-15 4-20
4.4	Environmental Quality Station	4-20 4-23
4.5	Parameter Details DOE – WQI Used to Classify River In Malaysia	4-23 4-24
4.6 4.7	Description of the Water Monitoring Station (River & Drain)	4-24 4-24
4. <i>1</i> 4.8	Current River Water Quality Result – River/Drain Description of the Air Monitoring Stations	4-24
4.0 4.9	Recommended Malaysian Air Quality Guidelines-Ambient Standards	4-26 4-26
4.10	Air Quality Result	4-20
4.11	Ambient Noise Level Standard	4-27
4.12	Current Sampling Results	4-28
4.13	GDP's Performance and Yearly Growth for Johor	4-30
4.14	Approved Manufacturing Projects in Johor By Location, January = December 2012	4-31
5.1	Table of Matrix EIA	5-2
5.2	Typical Event Mean Concentration Values in mg/L	5-5
5.3	Computation on Sediment Loading from Different Scenario	5-5
5.4	Value of R/L and SDR (%)	5-6
5.5	Sediment Loading Into River	5-6
5.6	Exponent m Based On Slope Percent	5-8
5.7	Summary of Erosion, Sediment and Total Suspended Solid Generate Using	5-9
	MSLE Method	•
5.8	Erosion (Soil Loss), Sediment and Total Suspended Solid Generate Using MSLE Method	5-9
5.9	Annoyance Level for Residential Areas	5-11
5.10	Estimated Noise Level, dB (A) at Various Distance (m)	5-11
5.11	Traffic Attraction for Morning and Evening Peak Hour	5-18
5.12	Traffic Attraction for Morning and Evening Peak Hour	5-18
5.13	Trip Generation Rates for the Proposed Development	5-20
5.14	Trips Generated During AM and PM Peaks for the Proposed Development	5-20



5.15	Computed Peak Discharge (Pre - Development)	5-22
5.16	Computed Peak Discharge (Post - Development)	5-22
5.17	Peak Discharge between Pre and Post - Development	5-22
7.1	Summary of Potential Impacts and Recommended Mitigation Measures (Pre-Development Phase)	7-3
7.2	Summary of Potential Impacts and Recommended Mitigation Measures (Development/Construction Phase)	7-3
7.3	Summary of Potential Impacts and Recommended Mitigation Measures (Post Development Phase)	7-6
8.1 8.2	Proposal of Parameter for Environmental Program Future Sampling Monitoring	8-3 8-4
0.2	ruture Samping Montoning	0 7



LIST OF FIGURES

<u>NO.</u>	DESCRIPTION	<u>PAGE</u>
1.1	PAT Letter by DOE Johor	1-4
2.1	Key Plan	2-1
2.2	Location Plan	2-2
2.3	Location of Proposed Site	2-2
2.4	Component Development Plan	2-6
2.5	Development Plan by Phase	2-8
3.1	Demarcation Survey	3-3
3.2	Survey Plan	3-4
3.3	Location of Boreholes	3-6
3.4	Cross-Section Layout for Slope Stability Analysis	310
3.5	Cross Section – CH 5 (Global). Minimum Factor of Safety (FOS=0.641)	3-11
3.6	Cross Section - CH 5 (Local). Minimum Factor of Safety (FOS=0.668)	3-11
3.7	Cross Section - CH 6 (Global). Minimum Factor of Safety (FOS=1.297)	3-12
3.8	Cross Section - CH 6 (Local). Minimum Factor of Safety (FOS=1.088)	3-12
3.9	Cross Section - CH 7 (Global). Minimum Factor of Safety (FOS=13.392)	3-13
3.10	Cross Section - CH 7 (Local). Minimum Factor of Safety (FOS=18.221)	3-13
3.11	Location Where the Traffic Surveys Were Conducted	3-15
3.12	Proposed Temporary Access	3-17
3.13	Earthwork Layout Plan	3-23
3.14	Earthwork Detail	3-24
3.15	Erosion & Sediment Control Plan (ESCP Layout Plan)	3-25
3.16	Erosion & Sediment Control Details (ESCP)	3-26
3.17	Area for Water Tank	3-34
3.18	Sewerage Reticulation Layout Plan	3-35
3.19	Water Reticulation Layout Plan	3-36
3.20	Main Drain and Detention Pond Layout	3-37
3.21	Main Drain and Detention (Typical Detail)	3-38
4.1	BP 2: Taman Tun Aminah / Mutiara Rini / Lima Kedai	4-2
4.2	BPK 4.6 : Presin Lima Kedai	4-2
4.3	Existing Land Use within Proposed Site	4-3
4.4	Existing Surrounding Land Use within 5km	4-4
4.5	Surrounding Land Use Plan (Radius 5km)	4-5
4.6	Existing Road Surrounding Proposed Site	4-6
4.7	Existing Road Network	4-6
4.8	Existing Soil Found at Proposed Site	4-9
4.9	Geological Map of Proposed Site	4-10
4.10	Reconnaissance Soil of Proposed Site	4-11
4.11	Slope Analysis Plan	4-13
4.12	Existing River	4-13
4.13	Hydrology Plan	4-14
4.14	Wind Rose Summary (2000 – 2010)	4-16
4.15	Graph Showing Average Number of Rain Days And Average Amount of Rainfall (January 2003 – May 2011)	4-17
4.16	Graph Showing Monthly Average Daily Temperature and Solar Radiation (January 2006 – May 2011)	4-18
4.17	Graph Showing Monthly Mean Relative Humidity (January 2006 – May 2011)	4-18
4.18	Graph Showing Solar Radiation (January 2006 – May 2011)	4-19
4.19	Location of Environmental Quality Stations	4-21
4.20	Photo of Water Quality Sampling (River/Drain)	4-24
4.21	Air Quality Status, West Coast Peninsular Malaysia, 2009	4-25
4.22	Calibration Sound Level Meter Model : Lutron SL-4001	4-28
4.23	Photo of Noise Quality Sampling	4-28
4.24	Flora and Fauna Recorded at Proposed Site	4-29



4.25	Total Population by Ethnic group, Mukim and State Malaysia, 2010 – Johor Bahru (Pulai)	4-30
5.1	Landscape Has Potential to Control The Environment	5-16
5.2	Ingress Traffic Volume	5-19
5.3	Engress Traffic Volume	5-19
5.4	Trip Generation for the Proposed Development (Long Term)	5-21
5.5	Trip Generation for the Proposed Development (Medium Term)	5-21
5.6	Discharge Directly into Waterway and Cause Contamination	5-23
5.7	Location and Distance of STP to Straits of Johor	5-25
5.8	Dissolved Oxygen Sag Comparison	5-27
5.9	BOD Sag Comparison	5-28
6.1	Medical Screening Process (FOMEMA)	6-4
6.2	Example of Proper Management Workers Quarters	6-5
6.3	Example of Improper Management Workers Quarters	6-5
6.4	Erosion Control Measures During Earthworks - ESCPs Section	6-8
6.5	ESCP Site Inspection Checklist	6-11
6.6	BMPs Implementation at Site	6-12
6.7	Proposed Erosion Sediment Control Plan at the Proposed Project	6-13
6.8	Traffic Control Measures During Construction Periods	6-15
6.9	Solid Waste Management	6-17
6.10	Proposed Access Point	6-19
6.11	Proposed Traffic Proposed For Medium Term Period	6-19
6.12	Proposed Traffic Proposed For Long Term Period	6-20
6.13	Typical Sewage Treatment Process	6-22
6.14	Sludge/Sullage Treatment	6-22
8.1	Cycle of EMP	8-1
8.2	Organization Chart for Firstwide Plus Sdn Bhd	8-2
8.3	Future Sampling Monitoring Plan	8-5
8.4	Emergency procedure.	8-10
8.5	Emergency Procedure for Fire During Transportation of Construction Material	8-11
8.6	In-House Procedure Emergency During Removal/Filling Works (Earth Bunds Collapse or Silt Fence Damage)	8-12

APPENDIX

Α	LAND TITLE
В	PRELIMINARY SITE ASSESSMENT LETTER FROM DOE
С	EIA CONSULTANT CERTIFICATE
D	COMPONENT DEVELOPMENT PLAN
E	SURVEY PLAN BY JURUKUR BAKTI SDN BHD
F	SOIL INVESTIGATION (SI) REPORT & GEOTECHNICAL ASSESSMENT BY KUMPULAN
	IKRAM SDN. BHD.
G	TIA REPORT BY PERUNDING TRAFIK KLASIK
Н	C&S ENGINEERING INPUT BY JURUTERA JRK SDN BHD
1	ESTIMATION GENERATED PE & UTILITIES
J	BP4 : TAMAN TUN AMINAH / MUTIARA RINI / LIMA KEDAI, BPK 4.6 PRESIN LIMA KEDAI
K	ENVIRONMENTAL QUALITY SAMPLING RESULT
L	INFORMATION FROM JOHOR ECONOMY REPORT
M	ASSUMPTION BIOMASS CALCULATION
N	ANNUAL POLLUTANT LOADING
0	MODIFIED SOIL LOSS EQUATION - MSLE
P	SURFACE RUN-OFF CALCULATION
Q	DO & BOD SAG CALCULATION