

EXECUTIVE SUMMARY

FIRST SCHEDULE ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

“PERMOHONAN KEBENARAN MERANCANG UNTUK CADANGAN MENDIRIKAN 1 BLOK PERNIAGAAN 40 TINGKAT HAKMILIK STRATA DI ATAS

LOT-LOT 34, 35, 36, 249, 251, 990, 992, 993, 995, 996 DAN LOT 10029 (LOT LAMA PT.143), JALAN TANJONG BUNGAH, BANDAR TANJONG BUNGAH, DAERAH TIMUR LAUT, PULAU PINANG”.

Project Proponent:

SUPER TROPICA DEVELOPMENT SDN. BHD.

Address: Wisma Kobay, No 42B, Ground & First Floor, Ragoon Road,
10400 Penang, Malaysia.

Contact Person: Mr. Chong Xiang Wei (Project Proponent)



EIA Consultant:

Green Acres Environment PLT.

Address: Bay Avenue K-9-2, Lorong Bayan Indah 2, 11900, Bayan Lepas,
Penang.

Contact Person: Ms. Ng Ling Pheng (Lead EIA Consultant)

Tel/Fax: 04 - 630 9968 / 04 - 630 9969



Legal Requirement:

“Activity 12 (a) Development In Coastal And Hill Area: Construction of building or facilities with 80 rooms or more in coastal area.”

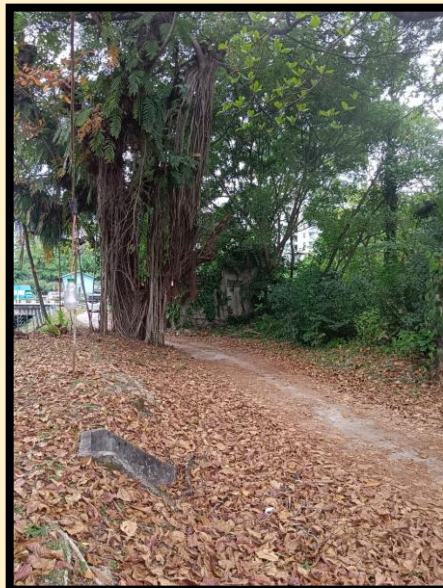
Statement of Need:

Objective:

- To develop commercial development scheme that conforms to the designated land use plans and is compatible with the surrounding land use.
- To meet the needs of the economic development in line with the rapid growth and development in Batu Ferringhi and Tanjung Bungah area.
- To create a new commercial scheme to accommodate the active population growth in Batu Ferringhi and Tanjung Bungah area, as well as potential buyers from within and outside Malaysia.
- To optimize the use of available land in terms of land value and realize the full potential of the site in accordance with the type of use permitted.

Existing Environment:

During the site visit for EIA on March 2025, the proposed project site is a vacant land with a few dilapidated structure pending to be demolished. Overall, the site is covered with some trees, scrubs and bushes.



Project Description:

The proposed development consists of **1 Commercial Blok (Hakmilik Strata) of 40 level building** which includes:

- Twenty-Four **(24)** Floor of Service Apartment **(299 Unit) (L17 – L40)** including One **(1)** Floor of Ancillary Facilities and One **(1)** Floor of Shop Lot **(L40)**
- Two **(2)** Floor of Ancillary Facilities **(L15 – L16)** and One **(1)** Unit of Management Office **(L16)**
- Twelve **(12)** Floor of Multi-Storey Carpark **(L3 – L13C)** and One **(1)** Unit of Office **(L13B)**
- Two **(2)** Floor of Ancillary Facilities and Seven **(7)** Unit of Shop lot **(L1 – L12)**
- Sub-basemen for M&E Room and Carpark **(LG)**

The total land area of the proposed site is **0.6256 hectares (1.546 acres or 6255.63 m²)**

Data Pembangunan Tanah Cadangan			
Lot No.	Keluasan		
	Hektar	Ekar	MP
Lot 34	0.1611	0.398	1,610.65
Lot 35	0.1014	0.251	1,014.47
Lot 36	0.0671	0.166	671.00
Lot 249	0.0895	0.221	894.91
Lot 251	0.00255	0.006	25.45
Lot 990	0.0847	0.209	846.69
Lot 992	0.0501	0.124	501.47
Lot 993	0.0047	0.012	47.19
Lot 995	0.0387	0.096	387.39
Lot 996	0.00413	0.010	41.25
Lot 10029 (Lot Lama PT143)	0.0215	0.053	215.16
Jumlah	0.6256	1.546	6,255.63



Project Location and Sensitive Receptor:



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Project Activities:

Investigation & Exploration

Site Investigation

Site Exploration

Site Preparation

Construction Phase

Site Clearing

Demolition

Piling Activities

Construction of
Drainage System

Construction of
Sediment Pond

Utilities
Development

Earthwork

Building
Construction

Operation Phase

Solid Waste
Collection

Road Traffic

Maintenance Service

Drainage System

Sewage



Impact Monitoring:

Monitoring Station	Parameter	Frequency	Limit
Water Quality R1, R2	-pH -COD,mg/l -BOD5,mg/l -DO,mg/l -TSS,mg/l -O&G,mg/l -NH3,mg/l -E.coli, Count/100ml -Turbidity, NTU -Temperature	Monthly	National Water Quality Standard, Class 3 - pH = 5 – 9 - COD = 50 mg/l - BOD = 6 mg/l - DO = 3 – 5 mg/l - TSS = 150 mg/l - O&G = – - AN = 0.9 mg/l - E.Coli = – - Turbidity = – - Temperature = –
	-Temperature, °C -pH Value @ 25°C -Chemical Oxygen Demand (COD), mg/L -Biological Oxygen Demand (BOD), mg/L -Total Suspended Solids; mg/L -Oil and Grease; mg/L -Dissolved Oxygen; mg/L -Turbidity; NTU -Salinity, ‰ -Ammonia (unionized), mg/L -Nitrite (NO2), mg/L -Nitrate (NO3), mg/L -Phosphate, mg/L -Fecal coliform -Enterococci, (CFU/100ml) -E.Coli (Count/100 ml)		Marine Water Quality Criteria and Standard for Malaysia, Class 3 - pH= 6.5 – 9.0 - DO = 3 mg/l - TSS = 100 mg/l or ≤10% increase in seasonal average, whichever is lower - O&G = 5 mg/l - Turbidity = – - Salinity = – - Temperature = ≤2°C increase over maximum ambient - Ammonia (unionized) = 0.32 mg/L - Nitrite (NO2) = 1.0 mg/L - Nitrate (NO3) = 0.7 mg/L - Phosphate = 0.67 mg/L - Faecal Coliform (Count/100 ml) = 70 - Enterococci= – - E.Coli = 300 (Count/100ml)
Air Quality A1 & A2	PM10, PM2.5	Monthly	Malaysian Ambient Air Quality Standard PM10 = 100µg/m³ PM2.5 = 35µg/m³
Noise Level N1 & N2	Leq dB(A) Day & Night	Monthly	Low Density Residential, Noise Sensitive Receptors, Institutional (School, Hospital, Worship) Day = 60dB(A) Night = 55dB(A)
Vibration Level V1 & V2	Peak Particle Velocity, PPV measured in Vertical Directions	Monthly	Receiving Land Use Category: Residential Day Time: 0.8mm/s to 1.6mm/s (R = 8 to R = 16) Night Time: 0.4mm/s (R=4)

Performance Monitoring: During Construction

Location	Item to be monitored	Frequency	Limit	Remark
Sediment Basin	Turbidity, TSS, Silt Depth	Weekly & After Rain > 12.5mm	250 NTU, 50mg/l, >50%	In-situ by EO
Check Dams	Condition		NIL	EO, Visual
Silt Fence				
Perimeter Drainage				
Overall site	All	Weekly or Monthly	BMPs	EO to report during Meeting

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Impact and Mitigation Measure:

Impact	Mitigation Measure
Soil Erosion and Sedimentation	Cut and fill was balance as best practicable. 2423.88 m³ will be imported into site during earthwork
	ESCP designed comply with MSMA2 and shall be approved by DID.
	ESCP component constructed on site before earthwork started.
Flood Risk	One (1)sedimentation pond are designed to cater peak flow during construction. Perimeter Earth Drain at the Project Boundary will be connected to the sediment pond and maintained throughout the construction period. One (1) Detention pond and concrete drain will be developed during operation phase.
	Sedimentation Pond and Earth Drain designed as per MSMA2.
Water Pollution	Toilet as per MOH/SPAN requirement is provided.
	ESCP shall be maintained regularly with BMPs such as silt fence, check dam, vegetation & mulching. EO to prepare a site log book for daily record.
	Manage Scheduled Waste as per Environmental Quality (Scheduled Waste) Reg 2005.
Air Pollution	Pave access road with tarmac, pavement block and/or aggregates.
	Limit vehicle speed.
	Carry out surface water spraying of access road
Noise Pollution	Install hoarding around the site boundary.
	Use noise barriers, such as hoarding and existing vegetation, as a temporary noise barrier during construction
	Diesel drop hammer piling method is prohibited.
Vibration Impact	Piling activities shall be carried out only from Monday to Saturday, between 8:00 a.m. and 6:00 p.m., and not at night, on Sundays, or on public holidays.
	The “Diesel-Drop” piling system, which generates significant ground vibrations, shall be prohibited.
	Heavy machinery and construction/transportation vehicles should be maintained and checked regularly.

Impact	Mitigation Measure
Solid Waste	Provide proper and adequate solid waste bins and implement an effective waste collection and disposal system at the site. Solid waste shall be collected by licensed contractors and disposed at Pulau Burung Sanitary Landfill Phase 3.
	Implementation of waste management plan before the commencement of construction. Prepare a site plan with designated area for recycling, reuse, storage, and disposal.
Sewage	Provide adequate portable toilets for the work force at the site in compliance with MBSP/SPAN/MOH requirements. The number of toilets provided shall be increased in tandem with the increase of workers on site.
	Ensure portable toilets are maintained by contractors licensed by SPAN in accordance with a preventative maintenance schedule. Prompt replace any damaged or malfunctioning toilets to prevent sewage leaks and spills.
	Effluent from this development during operation is proposed to be discharged into an existing treatment plant PEG 219 that will be upgraded to a pumping station and pump the effluent of this development to existing sewerage treatment plant PEG 135.
Road & Traffic impact	All proposed access and mitigation measures in the report shall be applied.
	Safety signage and trained flagman to be provided at the site entrance.
	All trucks transporting construction materials and overburden on public road shall be covered.
	The main access road shall be surfaces with aggregate, paved with tarmac or pavement blocks.

