

PROPOSED DEVELOPMENT OF NEW SCHEDULED WASTE STORAGE DEPOT AT LOT PT 1457, MUKIM 01, SEBERANG PERAI TENGAH, PENANG

1 INTRODUCTION

PROJECT BACKGROUND



Location: No. 2605, Tingkat Perusahaan 6, Kawasan Perusahaan Perai, 13600 Perai, Pulau Pinang.



Area: 4,046.72 m².



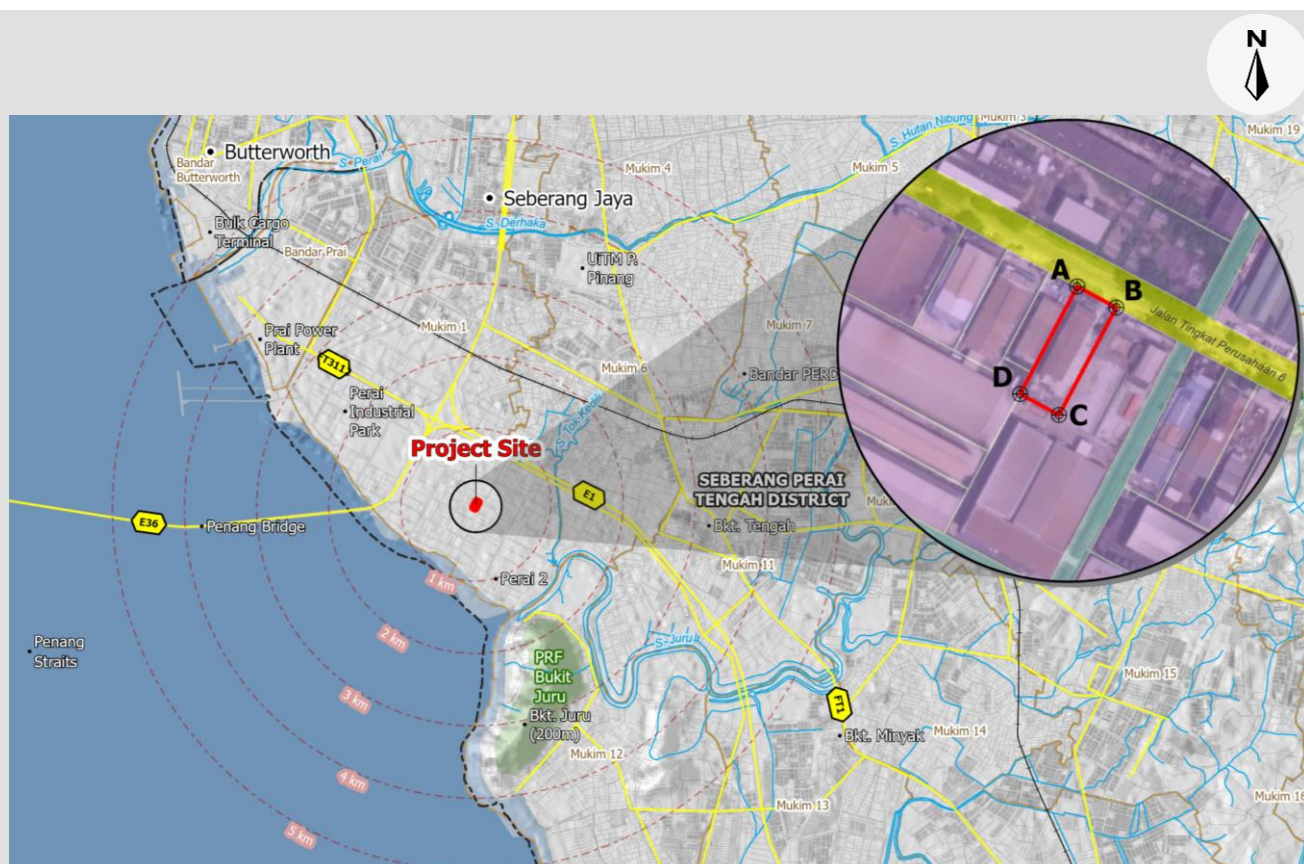
Capacity: 1,719 MT of scheduled waste codes.



Coverage: 51 scheduled waste codes listed under the First Schedule of the Environmental Quality (Scheduled Wastes) Regulation 2005.



Special Handling: Clinical wastes (SW404) will undergo tail-to-tail transfer and will not be stored at the facility. However, cold room is provided at warehouse in case there is no immediate transfer of clinical wastes.



Point	Latitude	Longitude
A	5.354308	100.402034
B	5.354144	100.402339
C	5.353305	100.401891
D	5.353469	100.401587

PROJECT PROPONENT



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CONFORMANCE WITH POLICIES & DEVELOPMENT PLANT

The Proposed Project aligns with and supports the policies and plans at the national, state, and local levels, as outlined in the following documents:



12th Malaysia Plan
2021-2025 (RMK-12)



4th National Physical
Plan (NPP-4)



Rancangan Struktur
Negeri Pulau Pinang
2030



Draf Rancangan
Tempatan Seberang
Perai 2030

QUALIFIED PERSONS



Aurecon Lestari Sdn. Bhd.
(formerly known as ERE Consulting Group
Sdn Bhd)
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mujahid.wanhamidon@aurecongroup.com

LEGAL ASPECTS



Activity 14 – Waste Treatment and Disposal

(a) Scheduled Waste

- (iii) Construction of Storage Facility (Off-Site)

2 EIA SCOPING NOTES

SENSITIVE RECEPTORS



57 residential areas, institutions and public amenities, and religious places are identified as sensitive receptors within a 5-km radius of the Proposed Project site.

Example List of Sensitive Receptors



- Kg. Jawa
- Taman Nagasari
- SMK Perai
- SJK(T) Ladang Prye
- FGA Church Prai
- Masjid Abdullah Ibnu Mas'ud

POTENTIAL ENVIRONMENTAL IMPACTS FROM PROPOSED PROJECT

Construction

- Air Quality
- Water Quality
- Noise
- Waste Management

LOW

Operation

- Air Quality
- Water Quality
- Noise
- Waste Management
- Public Risk

LOW

ENGAGEMENT WITH TECHNICAL AGENCY



The Project Proponent and the Consultant engaged with Department of Environment (DOE) Pulau Pinang on 18 September 2024.

3 STATEMENT OF NEED



Need for the Project

Scheduled Waste Generation:

- Northern Region (Perlis, Kedah, Pulau Pinang, Perak) produced **972,629.9 MT of scheduled waste** in 2023, accounting for 16% of Malaysia's total.
- Largest contributors: Power plants (1.81 million MT), metal refineries (1.11 million MT), and chemical industries (574,076 MT).

Proposed Solution:

- A **centralized off-site storage facility** in Pulau Pinang to serve 54 scheduled waste codes.
- Waste to be stored for ≤ 180 days before relocation to recovery, treatment, and disposal facilities.



Existing Storage Issues:

- On-site storage facilities at generator's premise lack capacity and infrastructure, leading to contamination risks and inefficiencies.
- Fragmented storage locations complicate logistics and increase risks.



Regulatory Compliance:

- Centralized storage ensures compliance with the Environmental Quality Act 1974 and Environmental Quality (Scheduled Wastes) Regulations 2005.
- Enables improved monitoring, reporting, and adherence to safety standards.



Environmental & Health Protection:

- Prevents soil, water, and air contamination.
- Protects communities from adverse health effects of improper waste management.



Economic & Operational Efficiency:

- Reduces logistical burdens and transportation costs.
- Improves safety during transport and enhances resource allocation.

4 PROJECT OPTIONS

NO PROJECT OPTION

Implications of Not Proceeding with the Proposed Project:

- ❑ Higher risk of soil and water pollution due to improper waste management, harming ecosystems and potentially contaminating drinking water.
- ❑ Challenges in enforcing the Environmental Quality (Scheduled Wastes) Regulations 2005 due to decentralized storage.
- ❑ Decentralized waste management results in logistical challenges, higher costs, and inefficiencies.
- ❑ Centralized storage would reduce costs through efficiency and resource sharing.
- ❑ Inefficient waste management deters investment and hampers economic development.

SITE OPTIONS

The proposed **Site A – Lot PT 1457** is the most suitable option as compared to the other sites for the Proposed Project given the following advantages:

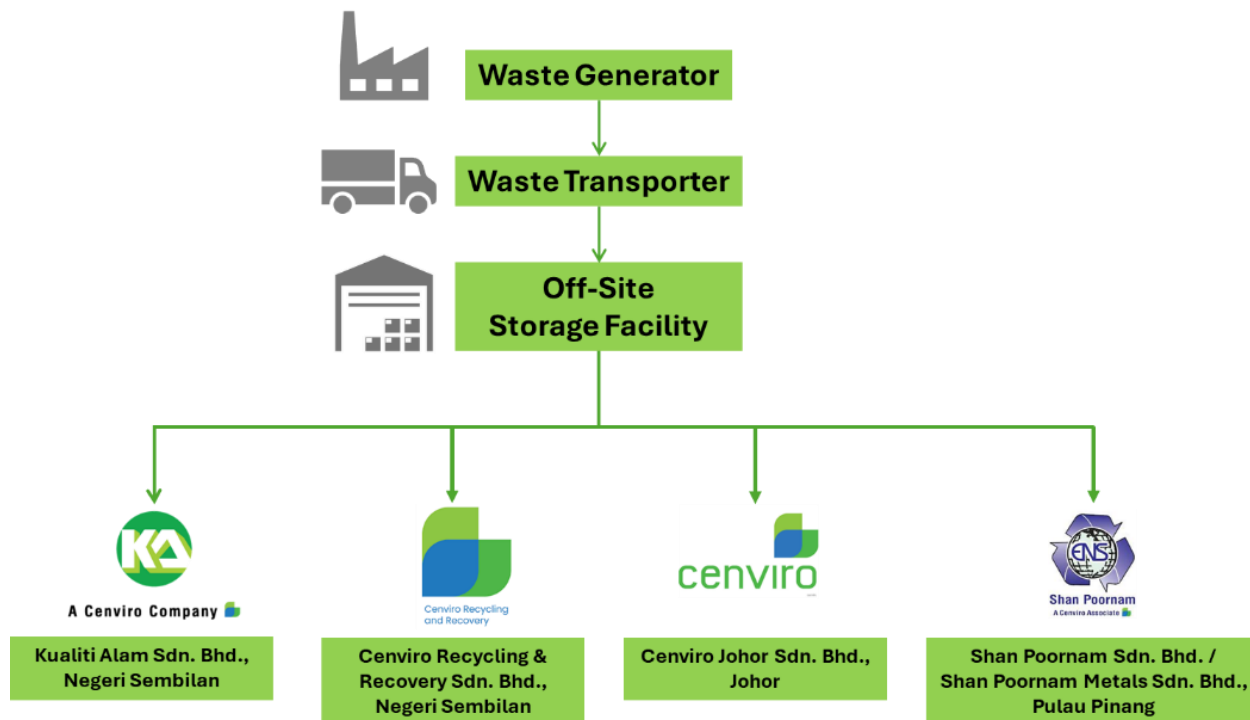


TECHNOLOGY OPTIONS

There are no technological options required, as the scheduled wastes storage facility does not rely on advanced technology for the collection, packaging, or handling of scheduled waste.

5 PROJECT DESCRIPTION

PROJECT CONCEPT



- ❑ This facility is designed to temporarily store scheduled wastes before transferring them to appropriate treatment or recovery facilities.
- ❑ The facility will cater to waste generators in the Northern region of Peninsular Malaysia, encompassing Perlis, Kedah, Pulau Pinang, and Perak.
- ❑ It will manage 51 out of 77 scheduled waste codes, excluding SW404.
- ❑ For SW404, a tail-to-tail transfer will be conducted, ensuring direct disposal at Kualiti Alam Sdn. Bhd. without storage at the facility. A cold room is available at the warehouse to temporarily store clinical waste if immediate transfer is not possible.
- ❑ Maximum storage capacity of 1,719 MT.
- ❑ Scheduled wastes will be transported to the facility by Cenviro using DOE licensed vehicles.
- ❑ The expected transportation frequency is 10 to 15 trips per day, based on waste generation levels.
- ❑ Scheduled wastes will be stored according to their compatibility and regulatory guidelines, with daily inspections and maintenance.
- ❑ Containers will be organized on a first-in, first-out basis to ensure that older wastes are processed first.
- ❑ Scheduled waste is transfer in 40-tonne containers to designated treatment facilities.

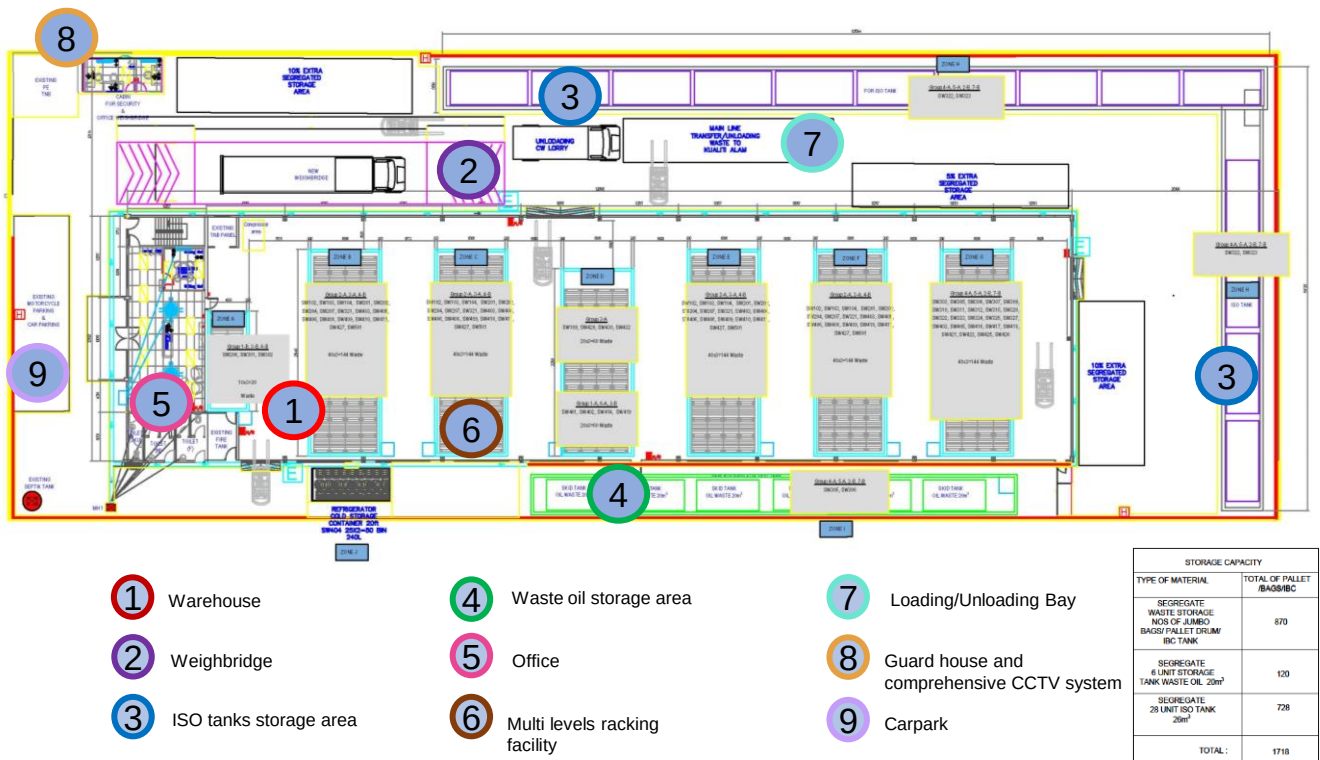
5 PROJECT DESCRIPTION

PROJECT SIZE

Total land area is 43,560 square feet (4,047 m²)



PROJECT COMPONENTS



EXECUTIVE SUMMARY

Scheduled Waste Transportation

- ❑ DOE licensed vehicles will be collected and transported scheduled waste from norther region to the off-site scheduled waste storage facility.
- ❑ The type of transportation vehicles will vary depending on the type of scheduled wastes collected from the waste generators.
- ❑ The number of trips from the waste generators to the storage facility is expected to range from 10 to 15 trips per day depending on the waste volume.



Scheduled Waste
Curtain Sider Lorry and Cargo Lorry



Clinical Waste
Box Lorry



IMO Tank



Vacuum Lorry



Tipper Lorry



Skip Bin

Scheduled Waste Storage Containers



Bunghole drum (steel/plastic)



Jumbo Bags /Flexible Intermediate Bulk Containers (FIBCs)



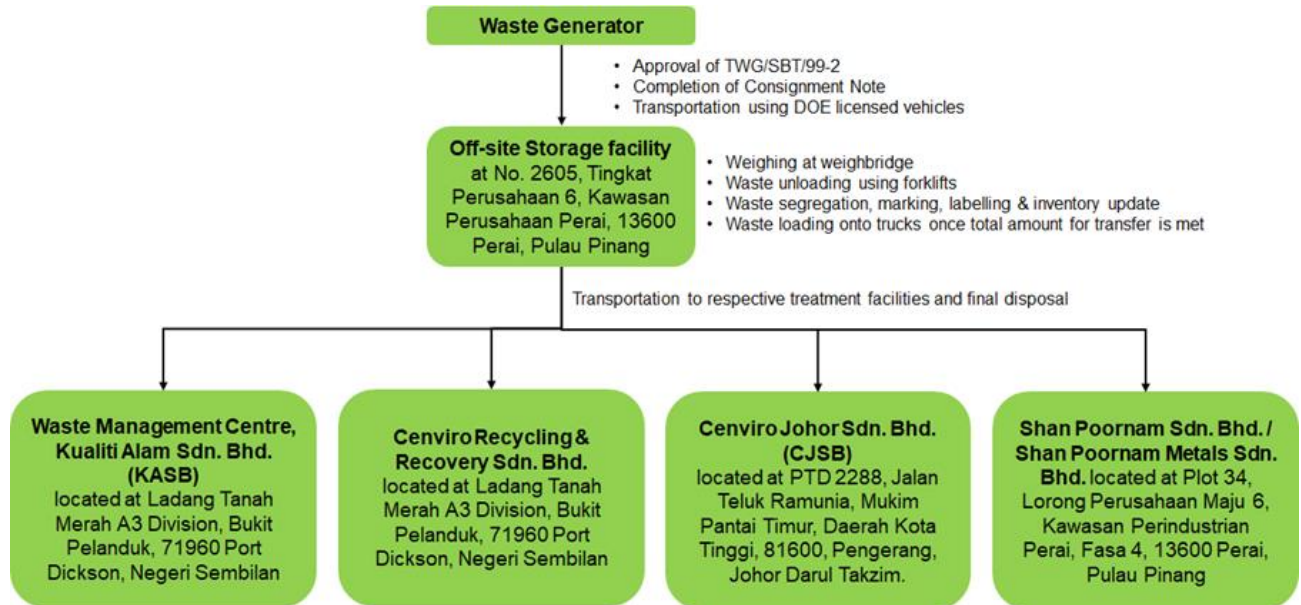
Open top drum with cover and clamp (steel/plastic)



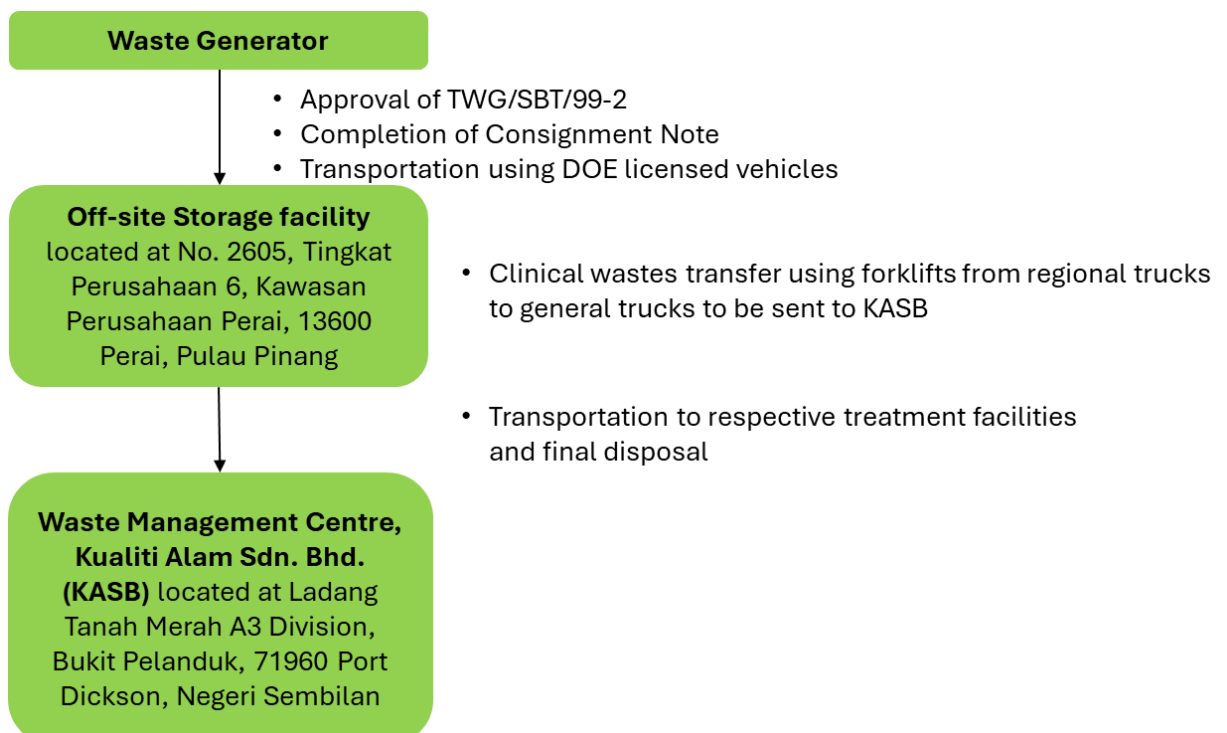
Intermediate Bulk Containers (IBC) Tanks

PROCESS OF SCHEDULED WASTE TRANSFER TO TREATMENT FACILITIES

Scheduled Waste



Clinical Waste



PRINCIPLE PROJECT ACTIVITIES

Site Investigation

- Site survey
- Site acquisition

Construction Phase

- Installation of weighbridge
- Installation of crate storage
- Construction of internal drainage and sump pit
- Construction of bund wall
- Installation of firefighting system (e.g., a sprinkler system)

Operation Phase

- **Collection of scheduled wastes**
 Coverage: Northern Region of Peninsular Malaysia (Perlis, Kedah, Penang, Perak)
- **Management**
 Compliance: Guidelines for Packaging, Labelling and Storage of Scheduled Wastes in Malaysia
- **Storage**
 51 scheduled wastes codes
 Maximum capacity: 1,719 MT
- **Tail-to-Tail transfers**
 Clinical wastes (SW404)
- **Transportation**
 Delivery: Scheduled wastes transported to receivers within the Cenviro Group

PROJECT IMPLEMENTATION SCHEDULE

The renovations of the warehouse for the Proposed Project are expected to be completed within a period of **five (5) months**. The expected date of construction shall be no later than 01 April 2025 to ensure that the facility is fully operational by Quarter 4, 2025 (or earlier).

Item	Month Week	1				2				3				4				5			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	Installation of weighbridge																				
2	Installation of crate storage																				
3	Construction of internal drainage and sump pit																				
4	Construction of bund wall																				
5	Installation of fire fighting system																				
6	Completion																				

Note:  Assuming 50% completion of item 3

 Assuming all items are completed

6 EXISTING ENVIRONMENT

PHYSICAL ENVIRONMENT



Site Elevation

Proposed Project site is a flat area at low 1 meter elevation



Geology

Lithology of the Proposed Project site consists of sand, primarily of marine origin



Soil

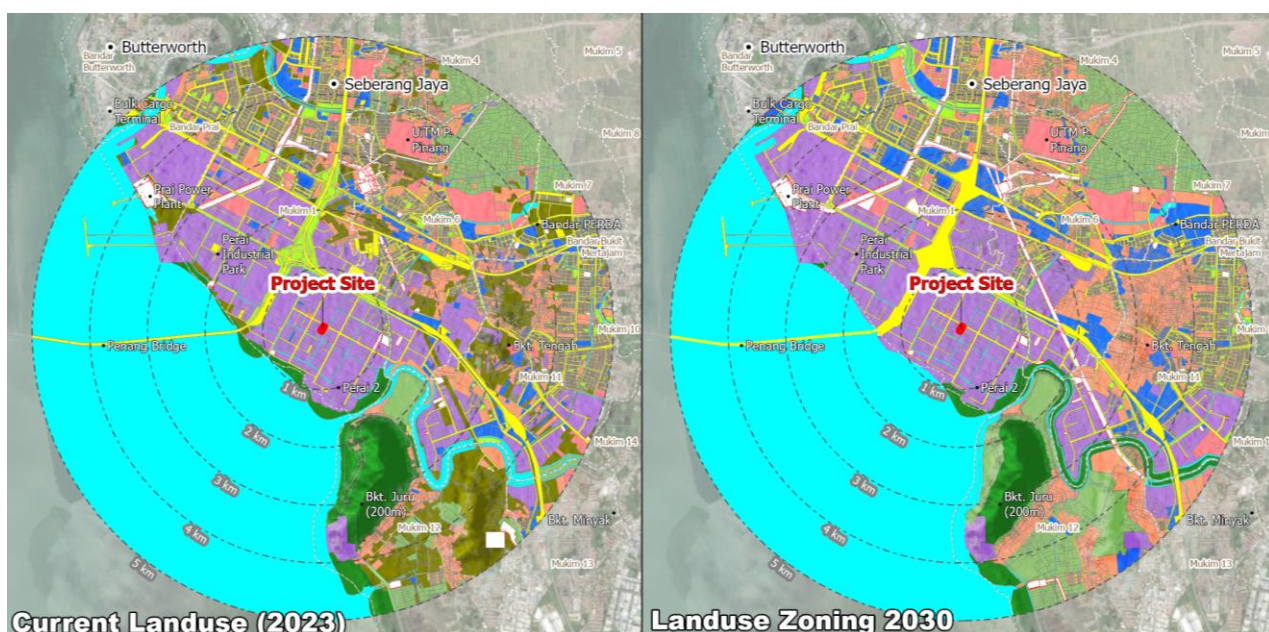
The soil series category at the Proposed Project site is Linau-Sedu



Hydrogeology

Potential aquifer in study area is rated a medium aquifer potential

LAND USE AND SENSITIVE RECEPTORS



LEGEND

- Place of Interest
- Town
- Site
- Mukim Boundary

Landuse Category

- Agriculture
- Waterbody
- Forest
- Industry
- Infrastructure & Utility
- Residential

- Public Facilities & Institution
- Mixed Development
- Transportation
- Commercial & Services
- Open Space & Recreation
- Vacant Land

Exiting Land Use

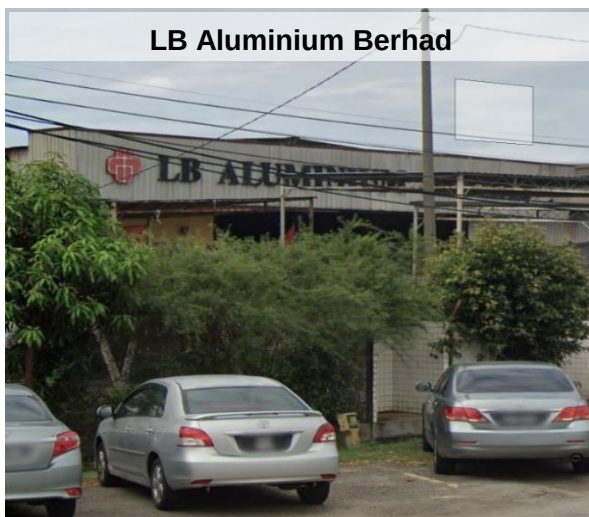
Proposed Project site is currently classified as an industrial zone. Surrounding 5-km radius primarily consists industry, residential and vacant land.

Future Land Use

According to the *Draf Rancangan Tempatan Seberang Perai 2030, Jilid 2 Seberang Perai Tengah*, the Proposed Project site is designated as an industrial zone, allowing industrial development.

EXECUTIVE SUMMARY

Neighbouring Industries



Key Landmarks

Residential	▪ Kg. Jawa ▪ Taman Nagasari ▪ Kg. Sekolah Juru
Institutions & Public Amenities	▪ SMK Perai ▪ Politeknik Seberang Perai ▪ UiTM Pulau Pinang
Religious Places	▪ FGA Church Prai ▪ Surau Taman Pauh Jaya ▪ Sri Maha Veerabakthra Kaliaman Alayaman

CLIMATE



Temperature

Avg. Annual 24-hour: 28.1° C
Warmest Months: May (avg 28.9° C)
Coolest Month: Nov & Dec (avg 27.4° C)



Rainfall

Avg. Annual Rainfall: 2,288.3 mm
Most Rain Days: Oct & Nov (20 days)
Least Rain Days: Jan & Feb (9 days)



Relative Humidity

Avg. Annual 24-hour Mean: 79.5%
Highest RH: Nov (83.5%)
Lowest RH: Jul (75.5%)

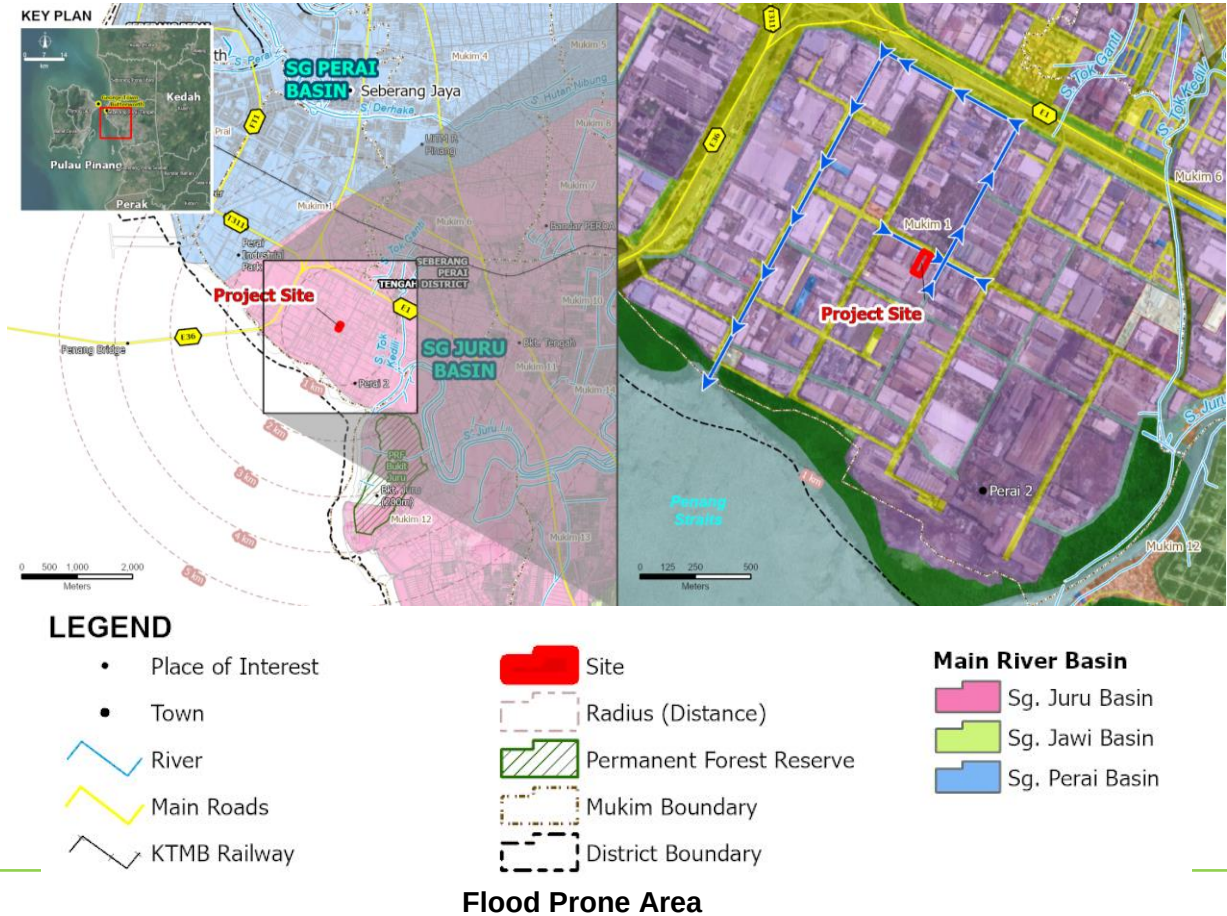


Surface Wind

Predominant Wind: Northwest
Annual Mean Speed: 2.2 m/s
Calm Period: 0.3 m/s (5.8% of the time)

HYDROLOGY AND RIVER SYSTEM

The Proposed Project site is downstream of Sg. Tok Kedili and Sg. Tok Ganti, within the 91 km² Sg. Juru catchment area. However, its discharge will flow into a surrounding monsoon drain, leading directly to the Penang Straits.



The flood risk map from the Department of Irrigation and Drainage (DID) confirms that the Proposed Project site is not in a flood-prone area. DID's annual flood reports (2020–2022) show no recorded flood incidents at the site, though flooding occurred within a 3–5 km radius during the same period.

Flood data from DID highlight key flood factors in Seberang Perai:

- Heavy Rainfall** – Intense or prolonged rain across the catchment.
- Drainage Issues** – Poor maintenance, incomplete infrastructure, and inadequate depth.
- River Capacity Limits** – Sediment buildup, insufficient maintenance, and overflow during storms.
- High Tides** – Ineffective flood control measures.

ENVIRONMENTAL QUALITY



Air Quality

Three (3) locations were selected to carry out monitoring for air quality (9 pollutants – PM₁₀, PM_{2.5}, SO₂, NO₂, CO, O₃, HCl, HF, VOC).

Concentrations of all the 9 pollutants are below the stipulated limits of the Malaysia Ambient Air Quality Standard (MAAQS) 2020 at all monitoring locations.



Water Quality

Four (4) samples were collected from the upstream and downstream of the drainage near the Proposed Project site.

According to the DOE Water Quality Index (WQI), the baseline water quality results ranged from 27 to 54, categorizing the water as "Polluted." The water quality at the four monitoring locations fell within Class III to Class V standards.



Marine Water Quality

One (1) location was selected to carry out marine water quality monitoring.

All parameters compared to the MMWQS at WQMI location fell within Class III standards, except Nitrate (NO₃), which exceeded Class III.



Noise Level

Three (3) locations were selected to carry out noise level monitoring.

Based on the results, it is observed that all measured noise levels did not exceed the permissible limits as stipulated in the Guidelines for Environmental Noise Limits and Control – 3rd Edition by DOE (2019) for Industrial Zones and Mixed Development areas, respectively.

SOCIO-ECONOMIC PROFILE

**Total Population**

The population of Seberang Perai Tengah District in 2022 around 422,800, with roughly 223,700 males and the remainder females.

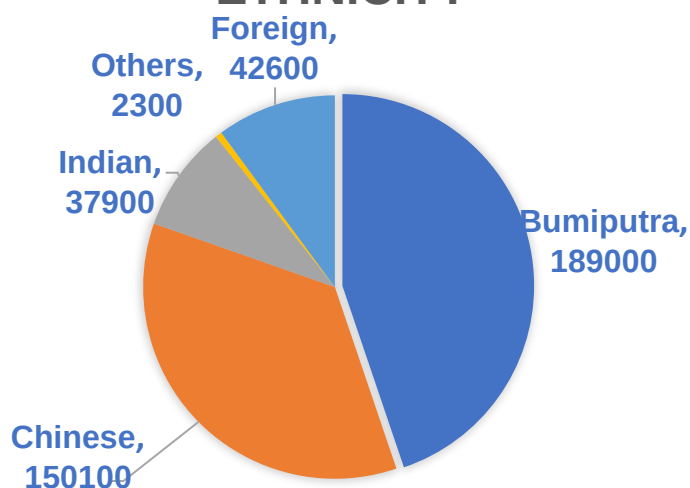
**Households Income**

Median – RM6,220
Mean – RM8,056

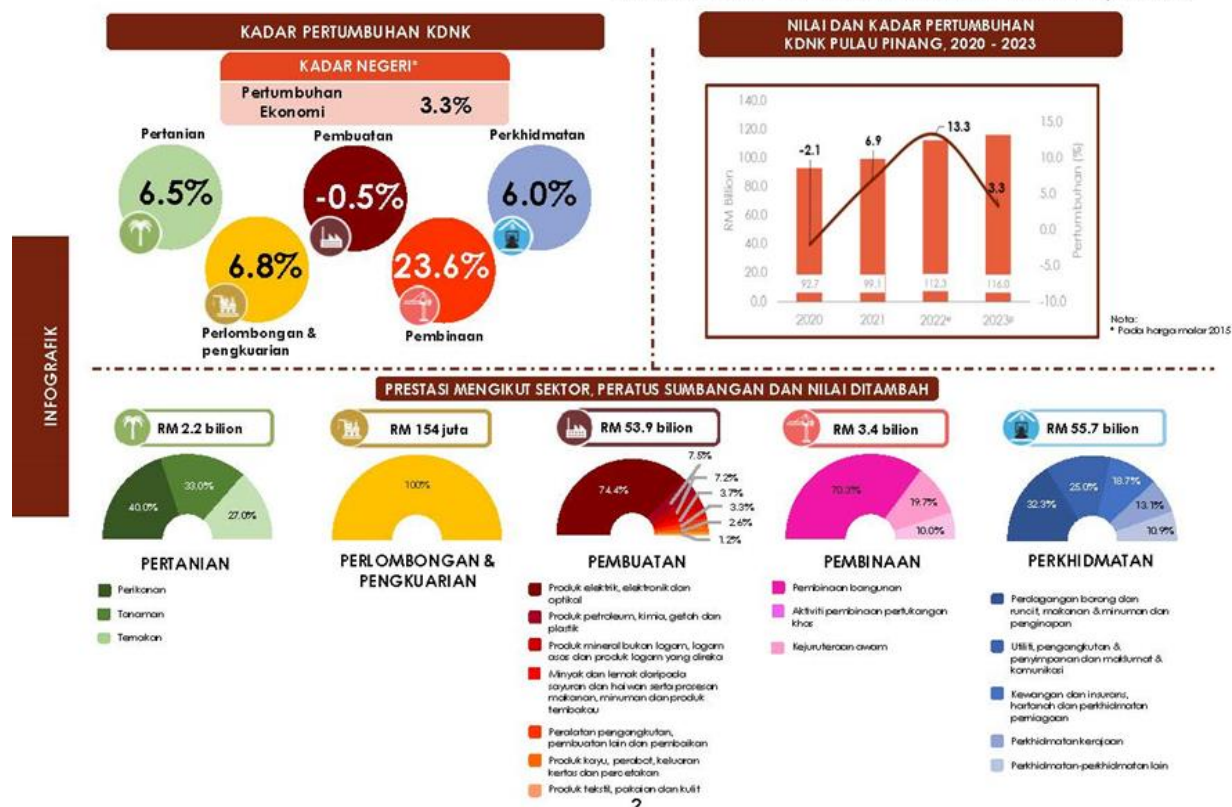
**GDP Pulau Pinang State**

2023 – RM116 billion

ETHNICITY



KELUARAN DALAM NEGERI KASAR, 2023



Gross Domestic Product (GDP) 2023 in Pulau Pinang State

7 & 8 EVALUATION OF IMPACTS AND MITIGATION MEASURES

CONSTRUCTION PHASE

Environmental
Elements

Potential Impacts

Proposed Mitigation Measures



Air Quality

- Fugitive dust generation due to minor renovation works, such as installation of weighbridge as well as the construction of internal drainage, sump pit and bund wall.
- Release of gaseous emissions, including PM₁₀, PM_{2.5}, CO, NO₂, and SO₂ due to fuel combustion from vehicles.

Impact Magnitude: Low

Reference page: 7-6

- **Cover the open beds of vehicles** that carry construction with material, with **tarpaulin** before entering public roads.
- Prevent the spreading of the dust and debris by **the usage of plastic sheeting or other barriers** to isolate the work area from the rest of the building.
- **Clean the area regularly** to prevent the accumulation of dust and debris.
- **Wear proper respirators** (e.g. N95 mask) if dust or fumes from chemicals are expected.

Reference page: 8-1



Water Quality

- Surface runoff generation during heavy rainfall from minor renovations that include bund wall construction, weighbridge installation as well as installation of the roof.
- Spillage or leakage of fuels, oils, lubricants or scheduled waste via poor storage and maintenance of machinery or equipment.

Impact Magnitude: Low

Reference page: 7-6 to 7-7

- **Monitor the water quality regularly** to detect any signs of pollution early.
- The materials for renovation work **should be kept covered or stored in sheltered areas** to avoid rainwater contamination.
- **Regular inspections and maintenance of equipment** are pivotal to prevent any leakage or spillage of the hazardous substances.
- Implement good housekeeping practices (e.g. promptly cleaning up spills and securing materials)

Reference page: 8-1 to 8-2

Environmental Elements	Potential Impacts	Proposed Mitigation Measures
 Noise	Temporary increased in ambient noise from the installation of shelves and activities for renovation such as vehicle movements, hammering, forklifting, drilling as well as loading and unloading. Impact Magnitude: Low Reference page: 7-8 to 7-10	Usage of equipment in accordance with the manufacturers' instructions - Machineries and equipment should not be left idling unnecessarily Conduct the renovation activities during permitted hours only which is during the daytime Reference page: 8-2
 Waste Management	- Domestic and construction wastes are expected to be generated from the minor renovation works. - Improper disposal of scheduled wastes from the construction activities could cause contamination to the nearby water bodies and harm nearby receptors with hazardous pollutants. Impact Magnitude: Low Reference page: 7-10 to 7-11	<u>Solid Waste</u> - Management of waste are in accordance with the waste management hierarchy: refuse, reduce, reuse, recycle, recover and disposal <u>Scheduled Waste</u> - Scheduled wastes generated must be managed in compliance with the Environmental Quality (Scheduled Wastes) Regulations 2005. Additionally, the Guidelines for Packaging, Labelling, and Storage of Scheduled Wastes in Malaysia issued by the DOE must be adhered to. - The scheduled wastes stored on-site must be treated and disposed of or recovered at any DOE licensed facilities. - Project Proponent is responsible for upholding an accurate and up-to-date inventory in the eSWIS system to ensure continuous monitoring of the classification and quantities of scheduled wastes generated. Reference page: 8-3 to 8-4

OPERATION PHASE

Environmental Elements	Potential Impacts	Proposed Mitigation Measures
 Air Quality	Normal Operation - Vehicles usage such as trucks and forklifts for transporting and handling of the scheduled wastes may produce minimal air emissions. Impact Magnitude: Low Abnormal Operation - Fire incidents resulting from oil spills in skid tanks or ISO tanks could affect the air quality around the Proposed Project site. Impact Magnitude: Moderate Reference page: 7-11 to 7-17	Implement best management practices (BMPs) wherever possible Proper ventilation systems must be included to capture and treat any gases or vapours that might be released, in order to prevent fire incidents. Possess emergency response plans to address accidental releases, spills, or fires by having proper safety equipment and procedures for containment and clean-up. Reference page: 8-5 to 8-6
 Water Quality	- Leakage or spillage of scheduled waste during packaging, storage, or transportation. - Spillage or leakage of materials, including oils, lubricants, and chemicals during maintenance and repair works. Impact Magnitude: Low Reference Page: 7-18 to 7-19	Install bunds, drip trays, or containment pallets around storage areas to capture any potential spills or leaks. Clearly label containers to identify their contents and ensure that all scheduled waste is documented and tracked to avoid mishandling Regularly check equipment for spills or leaks and ensure all maintenance tools and materials are properly sealed when not in use. Reference page: 8-6 to 8-7
 Noise	Minimal temporary increase in ambient noise to direct neighbouring industry due to lorry movements, with additional contributions from segregation, loading and unloading, as well as other related storage and transport activities of the scheduled wastes. Impact Magnitude: Low Reference page: 7-19	No mitigation measures for operation phase

Environmental Elements	Potential Impacts	Proposed Mitigation Measures
 Waste Management	- Infestation of pests caused by the accumulation of organic wastes such as food waste. - Odour pollution due to improper management of domestic wastes. - Accidental spillage caused by poor handling of scheduled wastes can cause contamination to the nearby waterways, posing health risks to the on-site workers and surrounding communities. Impact Magnitude: Low Reference page: 7-20 to 7-21	<u>Solid Waste</u> - Management of solid waste in accordance with the waste management hierarchy: reduce, refuse, reduce, reuse, recycle, recover and disposal. <u>Scheduled Waste</u> - Management of scheduled waste in accordance with the Environmental Quality Regulations 2005 and Guidelines for Packaging, Labelling and Storage of Scheduled Wastes in Malaysia published by DOE. - Make use of specialized equipment such as funnels, pumps, and transfer hoses to avoid spillage during transfers. Reference page: 8-7 to 8-9
 Public Risk	Risk of fire and explosion from light diesel storage, common storage waste pit and storage of other flammable liquid or substances. Impact Magnitude: Low Reference Page: 7-21 to 7-23	Emergency Response Plan (ERP) must be prepared to include potential emergency scenarios due to the operation of the proposed project. Segregate the waste according to the compatibility to prevent fires due to contact between incompatible waste. Reference page: 8-9
 Health	Stagnant water and poor maintenance can lead to mosquito breeding increasing the risk of vector-borne diseases such as dengue fever among workers and nearby communities. Impact magnitude: Low Reference Page: 7-24	Proper enclosure systems to prevent mosquitoes from laying eggs. Regular maintenance to clean drains and identify areas with standing water. Scheduled pest control on monthly basis. Reference page: 8-9 to 8-10

PROJECT ABANDONMENT

In the event that the Project is abandoned, the following measures shall be taken:

- ☐ Submit **Project Abandonment Plan** to DOE Pulau Pinang
- ☐ Site offices must be **abolished**
- ☐ All solid wastes must be disposed off at **approved landfill**
- ☐ Scheduled waste must be managed by **DOE licensed contractors**

9 ENVIRONMENTAL MANAGEMENT PLAN

CONSTRUCTION STAGE

Proposed Environmental Monitoring Locations during Construction Phase



LEGEND

- Place of Interest

- Town

Main Roads

KTMB Railway

River

- Site
- Radius (Distance)
- Mukim Boundary
- District Boundary

Monitoring Points (Construction Phase)

- Air & Noise
- Water



Water Quality

Impact Monitoring – Quarterly monitoring at two (2) monitoring points (W2 and W4)



Air Quality

Impact Monitoring – Quarterly monitoring at one (1) monitoring point (A1)

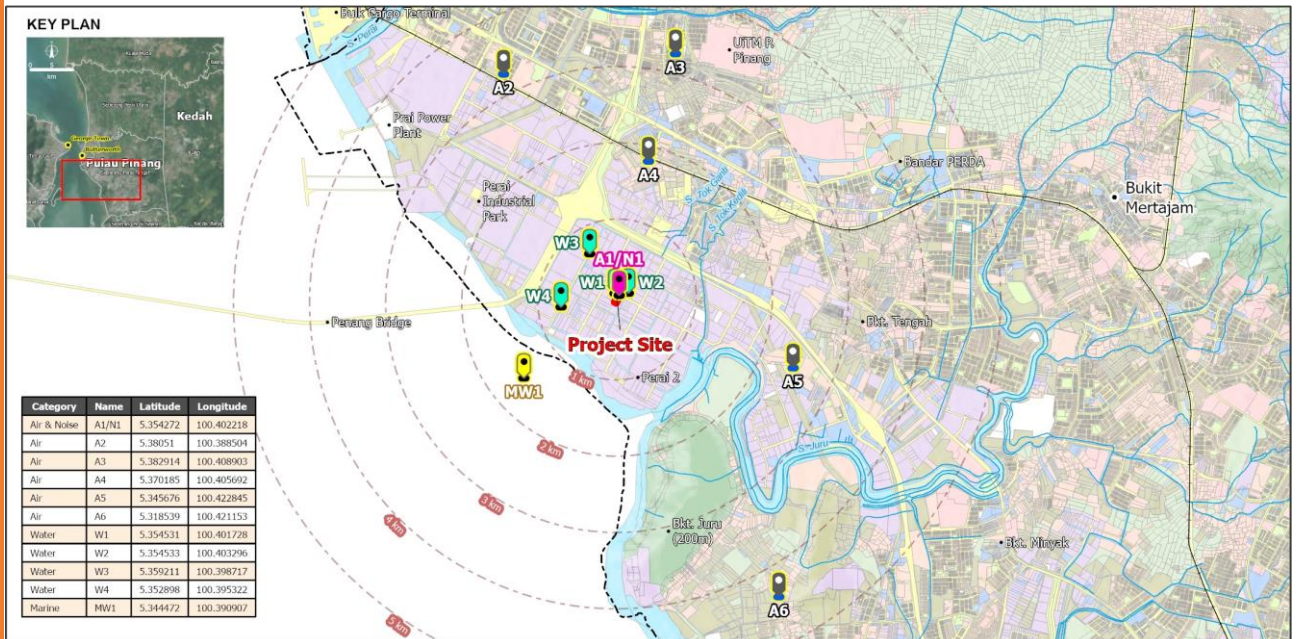


Noise

Impact Monitoring – Quarterly monitoring at one (1) monitoring point (N1) during daytime for 12 hours from 7.00 am – 7.00 pm

OPERATION PHASE

Proposed Environmental Monitoring Locations during Operation Phase (Abnormal Scenario)



LEGEND

- Place of Interest
- Town
- KTMB Railway
- River

- Site
- Radius (Distance)
- District Boundary

Monitoring Points (Operation Phase)

- Air
- Marine
- Water
- Air & Noise



Air Quality

Impact Monitoring – Daily monitoring six (6) monitoring points (A1, A2, A3, A4, A5 & A6)



Water Quality

Impact Monitoring – Daily monitoring at four (4) monitoring points (W1, W2, W3 and W4)



Marine Water Quality

Impact Monitoring – Daily monitoring at one (1) monitoring point (MW1)



Noise Quality

Impact Monitoring – Daily monitoring at one (1) monitoring point (N1) during the daytime for 12 hours from 7.00 a.m. to 7.00 p.m.



Environmental Audit

To carry out **annually** to DOE Pulau Pinang*

* Means applicable throughout the lifespan of the Project and not only during fire incident.

STUDY FINDINGS

Environmental Elements	Impact Magnitude	Study Findings
Construction Phase		
Air Quality	Low	The impact of air pollution during the construction phase is expected to be minimal and will not significantly affect the air quality in the surrounding sensitive receptors areas. Reference Page: 7-6
Water Quality	Low	The water quality impact is expected to be low as the project activity during construction phase only involve minor site conversion without major earthwork activities. Reference Page: 7-7
Noise	Low	There will be temporary increase in noise levels to the neighbouring industries next to the Project site during renovation activities. Reference Page: 7-10
Waste Management	Low	The generation of solid and scheduled waste is expected to be minimal and will not cause and detrimental impacts to the surrounding receptors. Reference Page: 7-11

EXECUTIVE SUMMARY

Environmental Elements	Impact Magnitude	Study Findings
Operation Phase		
Air Quality	Low	In normal operations, the levels of the air quality are anticipated to stay within the safe limits, similar to baseline levels. Reference Page: 7-16
	Moderate	Under the worst-case fire scenario, pollutant concentrations could rise, especially near sensitive receptors. Air quality modelling for this scenario indicates that the Ground Level Concentration (GLC) values for all pollutants would surpass the 2020 MAAQS limits. Reference Page: 7-16
Water Quality	Low	The water quality impact is expected to be minimal, as no potentially contaminated water will be discharged into nearby drainage system and Penang straits. Reference Page: 7-19
Noise	Low	There will be minimal temporary increase in noise levels to the neighbouring industries next to the Project site during operation activities such as movement of vehicles, loading and unloading of scheduled wastes and other related storage and transport activities of scheduled waste. Reference Page: 7-19
Waste Management	Low	The generation of solid and scheduled waste is expected to be minimal and will not cause any detrimental impacts to the surrounding receptors. Reference Page: 7-20 to 7-21
Risk Assessment	Low	The 1×10^{-5} and 1×10^{-6} risk contours extend 13m and 17m beyond the proposed site boundary, respectively, but remain within the industrial area. They do not affect residential areas, schools, hospitals, or other places of continuous occupancy. Therefore, the results will not be affected. Reference Page: 7-22
Health	Low	With effective mitigation measures, the risk of mosquito-borne disease can be significantly reduced, protecting the health and well-being of both workers and workers of the neighbouring industries. Reference Page: 7-24