



ENVIRONMENTAL AUDIT REPORT FOR THE OPERATIONAL PHASE OF THE ASTRON ENERGY V&A WATERFRONT SERVICE STATION

Address: 19 Dock Road, V&A Waterfront Precinct, Foreshore, Cape Town, Western
Cape.

DEA&DP Reference Number: 16/3/3/1/A7/4/3014/20

SEC Reference Number: 026033

MAY 2026

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1. Executive Summary

Sillito Environmental Consulting (Pty) Ltd (SEC) was appointed by Astron Energy (Pty) Ltd to conduct an Environmental Authorisation (EA) Audit for the Astron Energy V&A Waterfront Service Station located at 19 Dock Road, V&A Waterfront Precinct, Foreshore, Cape Town.

The audit was undertaken on 05 May 2026 in fulfilment of Condition 14.3 of Environmental Authorisation Reference Number 16/3/3/1/A7/4/3014/20 issued by the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).

The audit comprised a site walkover inspection of the operational fuel service station, a review of applicable environmental compliance documentation, and an assessment of compliance against the conditions contained within the Environmental Authorisation and approved Environmental Management Programme (EMPr).

Documentation reviewed during the audit included previous environmental audit reports, Environmental Control Officer (ECO) reports, groundwater monitoring reports, environmental management records, spill response procedures, waste management records, and operational compliance documentation maintained on site.

At the time of the audit, the site was observed to be clean, well maintained, and operating in an environmentally responsible manner. All required environmental documentation was readily available on site and orderly filed within the Fresh Stop convenience store office area.

No environmental non-compliances were identified during the audit. No evidence of hydrocarbon spills, leaks, uncontrolled pollution, or poor housekeeping practices was observed during the site inspection.

Groundwater monitoring continues to be undertaken at the site in accordance with the approved monitoring programme. The reviewed monitoring results indicate that dissolved hydrocarbon concentrations remain below laboratory reportable limits, with no evidence of operational contamination associated with the current service station activities.

Based on the findings of the audit, the Astron Energy V&A Waterfront Service Station is considered compliant with the applicable conditions of the Environmental Authorisation and approved EMPr at the time of the audit inspection.

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2. Glossary of Terms & Abbreviations

Term / Abbreviation	Description
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
DEA&DP	Western Cape Department of Environmental Affairs and Development Planning
EA	Environmental Authorisation
ECO	Environmental Control Officer
EMPr	Environmental Management Programme
GPT	Geo Pollution Technologies
LNAPL	Light Non-Aqueous Phase Liquid
MSDS	Material Safety Data Sheet
OHS	Occupational Health and Safety
OWS	Oil Water Separator
PPE	Personal Protective Equipment
SANAS	South African National Accreditation System
SANS	South African National Standards
SEC	Sillito Environmental Consulting (Pty) Ltd
TPH	Total Petroleum Hydrocarbons
UST	Underground Storage Tank
VOC	Volatile Organic Compound

3. Introduction and Terms of Reference

Sillito Environmental Consulting (Pty) Ltd (SEC) was appointed by Astron Energy (Pty) Ltd to conduct an Environmental Authorisation (EA) Audit for the Astron Energy V&A Waterfront Service Station located at 19 Dock Road, V&A Waterfront Precinct, Foreshore, Cape Town, Western Cape.

The audit was undertaken on 05 May 2026 in fulfilment of Condition 14.3 of Environmental Authorisation Reference Number 16/3/3/1/A7/4/3014/20 issued by the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).

The Environmental Authorisation relates to the redevelopment and operation of the fuel service station and associated underground fuel storage infrastructure at the site.

The purpose of the audit was to assess the operational compliance status of the facility against:

- the conditions contained within the Environmental Authorisation;
- the approved Environmental Management Programme (EMPr); and
- applicable operational environmental management requirements associated with the authorised activity.

The audit was conducted through:

- a site walkover inspection of the operational facility;
- a review of environmental compliance documentation maintained on site;
- a review of groundwater monitoring and operational environmental management records; and
- discussions with site personnel and representatives of Astron Energy.

The audit specifically assessed operational environmental management systems associated with:

- fuel storage and dispensing infrastructure;
- spill prevention and emergency response;
- groundwater monitoring;
- waste management;
- hazardous substance management;
- stormwater management;
- housekeeping and general environmental controls; and
- environmental record keeping and compliance management.

This audit constitutes the first operational phase environmental audit following completion of the construction phase audits undertaken during 2022 and 2023 in accordance with Conditions 14.1 and 14.2 of the Environmental Authorisation.

At the time of the audit inspection, the facility was fully operational, and all required environmental documentation was available on site for review.

4. Scope of Work

The Environmental Authorisation audit consisted of a site walkover assessment of the Astron Energy V&A Waterfront Service Station and a desktop review of environmental compliance documentation associated with the operational phase of the facility.

The scope of work included the following:

- I. Review of the conditions contained within Environmental Authorisation Reference Number 16/3/3/1/A7/4/3014/20 issued by the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).
- II. Review of the approved Environmental Management Programme (EMPr) applicable to the operational phase of the facility.
- III. Review of previous environmental audit reports and Environmental Control Officer (ECO) reports associated with the construction and operational phases of the development.
- IV. Review of groundwater monitoring reports and associated environmental monitoring records relating to the site.
- V. Review of operational environmental management documentation maintained on site, including spill response procedures, incident records, waste management documentation, firefighting equipment records, and environmental compliance records.
- VI. Inspection of operational infrastructure and environmental management systems associated with the service station, including:
 - underground fuel storage infrastructure;
 - fuel dispensing areas;
 - fill points;
 - groundwater monitoring infrastructure;
 - oil-water separator systems;
 - waste storage areas;
 - spill response equipment; and
 - stormwater management systems.
- VII. Assessment of general housekeeping, hazardous substance management, waste management practices, and pollution prevention measures implemented on site.
- VIII. Assessment of compliance with the applicable conditions of the Environmental Authorisation and approved EMPr.
- IX. Compilation of an Environmental Audit Report in accordance with the requirements of Appendix 7 of the Environmental Impact Assessment Regulations, 2014 (as amended).

5. Audited Documentation

The following documentation was audited and reviewed as part of the Environmental Authorisation Audit for the Astron Energy V&A Waterfront Service Station:

- Environmental Authorisation issued by DEA&DP under Reference Number 16/3/3/1/A7/4/3014/20.
- Approved Environmental Management Programme (EMPr).
- Construction Environmental Performance Audit Report (September 2022) – GPT Ref No. CHVAW-22-7336.
- Construction Environmental Performance Audit Report (January 2023) – GPT Ref No. CHVAA-23-8921.
- Environmental Control Officer (ECO) reports compiled during the construction phase of the development.
- Biannual Groundwater Monitoring Report (2025).
- Groundwater monitoring records and monitoring borehole information.
- Spill response procedures and emergency response documentation.
- Incident and complaints registers.
- Firefighting equipment inspection and servicing records.
- Hazardous waste disposal records and waste manifests.
- General waste management records.
- Tank installation certificates and compliance documentation.
- Leak detection and fuel system monitoring records.
- Environmental compliance documentation maintained on site.
- Site photographs and operational inspection records.
- Staff environmental awareness and operational management records where applicable.
- Operational housekeeping and environmental management records maintained within the Fresh Stop convenience store office area.

6. Audit Discussion

6.1. General Systems

6.1.1. Site Description

The Astron Energy V&A Waterfront Service Station is located at 19 Dock Road within the V&A Waterfront Precinct, Foreshore, Cape Town, Western Cape.

The site comprises a fully operational retail fuel service station consisting of a paved forecourt area, fuel dispensing infrastructure, underground storage tank (UST) systems, fuel tanker fill points, stormwater management infrastructure, and an associated Fresh Stop convenience store.

Fuel storage and dispensing activities are undertaken through underground fuel storage tanks and associated dispensing pumps located within the forecourt area. The fuel dispensing infrastructure, tank manholes, and fill points appeared well maintained at the time of the audit inspection, with no evidence of hydrocarbon leaks, spill staining, or uncontrolled pollution observed.

Groundwater monitoring wells are present on site as part of the ongoing groundwater monitoring programme associated with the facility. The monitoring infrastructure appeared accessible and maintained for operational monitoring purposes. Stormwater drainage infrastructure and an oil-water separator (OWS) system are present on site to manage runoff generated from the forecourt area and minimise the risk of hydrocarbon contamination entering the municipal stormwater system.

The Fresh Stop convenience store located on site serves as the primary retail and administrative component of the facility. Environmental compliance documentation and operational records associated with the service station were maintained within the office area and were readily available during the audit inspection.

Overall, the site was observed to be clean, orderly, and well maintained, with operational environmental management systems appropriately implemented throughout the facility.



Figure 1. Locality Map

6.1.2. Equipment & Infrastructure

The operational infrastructure at the Astron Energy V&A Waterfront Service Station consists primarily of underground fuel storage and dispensing systems associated with the retail fuel operations.

The site includes underground storage tanks (USTs), fuel dispensing pumps, tanker fill points, associated fuel lines, tank manholes, and leak detection infrastructure. The fuel dispensing infrastructure and associated operational components appeared well maintained and operational at the time of the audit inspection.

Groundwater monitoring wells are present on site as part of the approved groundwater monitoring programme and appeared accessible and maintained for ongoing monitoring purposes. Stormwater generated within the forecourt area is managed through a formal stormwater drainage system linked to an oil-water separator (OWS) system designed to minimise the risk of hydrocarbon-contaminated runoff entering the municipal stormwater network.

Spill response equipment, including spill kits and absorbent materials, was present on site and readily accessible during the audit inspection. Firefighting equipment was also present throughout the operational areas of the facility and appeared appropriately maintained.

No damaged infrastructure, hydrocarbon leaks, or evidence of uncontrolled pollution was observed during the audit inspection.

6.1.3. Operational Activities

The primary operational activities undertaken at the facility relate to the retail sale and dispensing of petroleum products to the public.

Operational activities include:

- retail fuel sales;
- fuel deliveries to underground storage tanks;
- vehicle refuelling;
- stormwater management;
- waste management;
- spill prevention and response; and
- groundwater monitoring.

Fuel deliveries are undertaken via tanker vehicles discharging fuel into the underground storage tank system through designated fill points. Retail fuel dispensing is undertaken through the forecourt dispensing infrastructure servicing customer vehicles.

Stormwater management infrastructure and pollution prevention systems are implemented throughout the forecourt area to minimise the potential for hydrocarbon contamination. Waste generated on site is appropriately managed and removed from site through approved waste management systems.

Groundwater monitoring continues to be undertaken at the site in accordance with the approved monitoring programme associated with the facility.

At the time of the audit, operational activities appeared well managed, and no environmental concerns or non-compliances associated with the operation of the service station were observed.

6.1.4. Licences & Authorisations

The facility operates under Environmental Authorisation Reference Number 16/3/3/1/A7/4/3014/20 issued by the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).

Environmental compliance documentation reviewed during the audit included:

- the Environmental Authorisation;
- the approved Environmental Management Programme (EMPr);
- previous environmental audit reports;
- groundwater monitoring reports;
- tank installation and compliance certificates;
- firefighting equipment servicing records;
- waste disposal documentation; and
- operational environmental management records maintained on site.

A groundwater monitoring programme remains operational at the facility and monitoring reports were available for review during the audit.

Relevant environmental and operational compliance documentation associated with the operation of the service station was available on site at the time of the audit inspection. No notices of non-compliance, environmental directives, or enforcement actions associated with the facility were identified during the audit process.

6.1.5. Management Systems

The facility has implemented operational environmental management systems associated with the day-to-day operation of the service station.

Environmental management systems observed during the audit included:

- environmental record keeping and compliance management;
- spill response procedures;
- waste management systems;
- incident reporting procedures;
- complaint handling mechanisms; and
- operational housekeeping controls.

Spill response equipment and emergency response measures were present on site and appeared appropriately maintained.

General housekeeping throughout the facility was observed to be of a high standard.

Environmental compliance documentation and operational records were orderly filed and maintained within the Fresh Stop convenience store office area and were readily available during the audit inspection. Documentation reviewed included groundwater monitoring reports, previous audit reports, operational compliance records, spill response information, and environmental management documentation associated with the facility.

No environmental incidents, complaints, or non-compliances were identified during the audit inspection.

6.2. Groundwater Monitoring Systems

Biannual groundwater monitoring is undertaken at the Astron Energy V&A Waterfront Service Station by Geo Pollution Technologies (GPT) as part of the operational environmental monitoring programme associated with the facility.

The groundwater monitoring programme includes monitoring of groundwater quality, hydrocarbon concentrations, vapour levels, and Light Non-Aqueous Phase Liquid (LNAPL) within monitoring wells located on and adjacent to the site. The monitoring network currently consists of three monitoring wells (MW101, MW102 and MW103) and one off-site dewatering sump (BH1).

A review of the most recent 2025 Biannual Groundwater Monitoring Report prepared by GPT confirmed that groundwater monitoring continues to be undertaken in accordance with the approved monitoring programme associated with the Environmental Authorisation.

The reviewed groundwater monitoring results indicated that dissolved hydrocarbon concentrations for BTEX, MTBE, TAME, and TPH fractions, remained below laboratory reportable limits within the groundwater samples collected during the April and October 2025 monitoring events.

The monitoring programme further included vapour utility surveys undertaken during April and October 2025. Vapour phase volatile organic compound (VOC) concentrations ranged between 0 and 11 ppm during April 2025 and between 0 and 19 ppm during October 2025, while Lower Explosive Limit (LEL) readings remained at 0%, indicating a low explosion risk at the time of monitoring.

LNAPL was identified within monitoring well MW103 during the monitoring programme. However, the forensic analysis undertaken by GPT concluded that the hydrocarbon signature identified within MW103 is consistent with historical heavy fuel or marine fuel oil contamination associated with historical dockyard-related land uses within the broader V&A Waterfront area and is unrelated to the present-day operation of the Astron Energy service station.

At the time of the audit inspection, the groundwater monitoring infrastructure appeared accessible and appropriately maintained for ongoing monitoring purposes. No evidence of operational hydrocarbon contamination, uncontrolled

releases, or groundwater pollution associated with the current operation of the facility was observed during the audit inspection.

The continued implementation of the biannual groundwater monitoring programme remains an important component of the environmental management system implemented at the facility.

6.3. Waste Management Systems

Waste management systems are implemented at the Astron Energy V&A Waterfront Service Station in order to manage both general and potentially hazardous waste generated through the operation of the facility.

General housekeeping throughout the site was observed to be of a high standard at the time of the audit inspection. No evidence of littering, uncontrolled waste accumulation, hydrocarbon-contaminated waste, or inappropriate waste handling practices was observed.

General waste generated at the facility is temporarily stored within designated waste handling areas prior to removal from site by approved waste service providers. Waste management practices associated with the forecourt, convenience store, and operational areas appeared appropriately managed.

Potentially hazardous materials associated with spill response activities are managed separately where required, and spill response equipment was observed to be available on site during the audit inspection.

The forecourt area, stormwater infrastructure, and surrounding operational areas were observed to be clean and free from hydrocarbon staining, leaks, or evidence of uncontrolled pollution.

Based on the site inspection and reviewed documentation, waste management systems at the facility are considered appropriately implemented and maintained.

6.4. Incident & Emergency Management

Incident and emergency management systems have been implemented at the Astron Energy V&A Waterfront Service Station in order to minimise environmental risk associated with the storage and handling of petroleum products.

Spill response equipment, including spill kits and absorbent materials, was present and readily accessible within operational areas of the facility at the time of the audit inspection. Firefighting equipment was also observed throughout the site and appeared appropriately maintained.

Operational procedures associated with spill prevention, incident response, and emergency management form part of the environmental management systems implemented at the facility. Environmental compliance documentation, emergency response information, and operational records were maintained on site within the Fresh Stop convenience store office area and were readily available during the audit inspection.

At the time of the audit inspection, maintenance works were underway in response to a burst pipe identified alongside the paved area of the site. Importantly, the incident had already been formally identified and recorded by the service station management prior to the commencement of the audit inspection. The proactive identification and management of the incident demonstrates that operational management systems are functioning effectively at the facility and reflects site management's commitment to maintaining compliance and proactively managing operational and environmental risks.

No evidence of hydrocarbon spills, uncontrolled releases, or environmental contamination associated with the incident was observed during the audit inspection.

General operational management and housekeeping standards observed at the site indicate that environmental risks associated with fuel storage and dispensing activities are being appropriately managed at the facility.

7. Environmental Authorisation Findings & Compliance

Compliance with the conditions contained within Environmental Authorisation Reference Number 16/3/3/1/A7/4/3014/20 was assessed through a review of the available environmental compliance documentation, operational monitoring records, and observations made during the site inspection undertaken on 05 May 2026. Certain conditions contained within the Environmental Authorisation relate specifically to the construction phase of the development and have therefore been identified as completed or not applicable to the current operational phase audit.

EA Condition	Compliant / Non-Compliant	Comments
Condition 1: “The holder is authorised to undertake the listed activity specified in Section B above in accordance with and restricted to Layout Alternative 2 (the Preferred Alternative) described in the BAR dated September 2020 on the site as described in Section C above.”	Compliant	The authorised activity has been implemented in accordance with the approved layout and operational infrastructure described in the Environmental Authorisation.
Condition 2: “The holder must commence with the listed activity on site within a period of ten (10) years from the date of issue of this Environmental Authorisation.”	Compliant	The authorised activity commenced within the validity period of the Environmental Authorisation.
Condition 3: “The development/construction activities must be concluded within ten (10) years from the date of commencement of the listed activity.”	Compliant	Construction activities associated with the development have been completed.
Condition 4: “The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.”	Compliant	Operational environmental management systems and contractor management measures were observed to be implemented at the facility.
Condition 5: “Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or	Compliant	No unauthorised deviations from the approved development scope were identified during the audit inspection.

approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.”		
Condition 6: “A minimum of 7 (seven) calendar days’ notice, in writing, must be given to the Competent Authority before commencement of development activities.”	Compliant	Condition fulfilled during the construction phase of the development.
Condition 6.1: “The notice must make clear reference to the site details and EIA Reference number given above.”	Compliant	Condition fulfilled during the construction phase of the development.
Condition 6.2: “The notice must also include proof of compliance with the following conditions described herein: Conditions: 7, 8 and 11.”	Compliant	Condition fulfilled during the construction phase of the development.
Condition 7: “The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.1: “Notify all registered Interested and Affected Parties (“I&APs”) of –”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.1.1: “the outcome of the application;”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.1.2: “the reasons for the decision as included in Annexure 3;”	Compliant	Condition fulfilled during the environmental authorisation process.

Condition 7.1.3: “the date of the decision;”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.1.4: “the date when the decision was issued.”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.2: “Draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014 (as amended) detailed in Section G below;”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.3: “Draw the attention of all registered I&APs to the manner in which they may access the decision;”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.4: “Provide the registered I&APs with:”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.4.1: “name of the holder (entity) of this Environmental Authorisation,”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.4.2: “name of the responsible person for this Environmental Authorisation,”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.4.3: “postal address of the holder,”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.4.4: “telephonic and fax details of the holder,”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.4.5: “e-mail address, if any, of the holder,”	Compliant	Condition fulfilled during the environmental authorisation process.
Condition 7.4.6: “the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the National Appeal Regulations, 2014 (as amended).”	Compliant	Condition fulfilled during the environmental authorisation process.

Condition 8: “The listed activity, including site preparation, must not be commenced with within 20 (twenty) calendar days from the date the holder notifies the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided, i.e., the listed activity, including site preparation, must not commence until the appeal is decided.”	Compliant	Condition fulfilled prior to commencement of construction activities.
Condition 9: “The Environmental Management Programme (“EMPr”) (dated September 2020) and submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.”	Compliant	The approved EMPr is implemented, and operational management measures were observed on site during the audit inspection.
Condition 10: “The EMPr must be included in all contract documentation for all phases of implementation.”	Compliant	Condition implemented during the construction and operational phases of the development.
Condition 11: “The holder must appoint a suitably experienced Environmental Control Officer (“ECO”) before the commencement of any land clearing or development activities to ensure compliance with the provisions of the EMPr, and the conditions contained in this Environmental Authorisation.”	Compliant	ECO appointment and associated ECO reporting records were reviewed during the audit process.
Condition 12: “A copy of the Environmental Authorisation, EMPr, Environmental Audit Reports and compliance monitoring reports must be kept at the site of the authorised activity and must be made available to any authorised person on request.”	Compliant	All required environmental documentation was readily available and orderly filed within the Fresh Stop convenience store office during the audit inspection.
Condition 13: “Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be	Compliant	Environmental records and supporting documentation were available on site and accessible during the audit inspection.

produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.”		
Condition 14: “In terms of Regulation 34 of the EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the EIA Regulations, 2014 (as amended).”	Compliant	Previous environmental audit reports were reviewed, and the current operational audit is being undertaken in fulfilment of this condition.
Condition 14.1: “The holder must undertake an environmental audit within 3 (three) months of the commencement of the listed activity and submit an Environmental Audit Report to the Competent Authority upon completion of the environmental audit.”	Compliant	Condition fulfilled during the construction phase audit undertaken during 2022.
Condition 14.2: “A second Environmental Audit Report must be submitted to the Competent Authority within 1 (one) month after the completion of the development/construction activities.”	Compliant	Condition fulfilled through submission of the January 2023 Environmental Audit Report.
Condition 14.3: “Thereafter, the holder must submit an Environmental Audit Report every five (5) years while the Environmental Authorisation remains valid.”	In Process	This operational Environmental Audit Report is being undertaken in fulfilment of Condition 14.3 of the Environmental Authorisation.
Condition 14.4: “The holder must, within 7 (seven) days of the submission of the Environmental Audit Report to the Competent Authority, notify all potential and registered Interested and Affected	In Process	This condition will be fulfilled following submission of the final Environmental Audit Report to the Competent Authority.

Parties of the submission and make the report available to anyone on request.”		
Condition 15: “Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape.”	Compliant	No heritage resources or archaeological remains were identified during the development or operational phase of the facility.
Condition 15.1: “Heritage remains include: meteorites, archaeological and/or palaeontological remains and material, graves, burial grounds and human remains.”	Compliant	No heritage remains were identified during the audit process.
Condition 16: “An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed.”	Compliant	Waste management systems and housekeeping practices observed during the audit inspection were appropriately implemented and maintained.
Condition 17: “Employment opportunities must be afforded to the local community (as far as possible) during all phases of the proposed development.”	Compliant	Condition implemented during the construction and operational phases of the development where reasonably possible.
Condition 18: “The holder of the Environmental Authorisation must, at all times, ensure that the activities comply with the Noise Regulations in terms of the relevant legislation.”	Compliant	No excessive noise impacts or complaints associated with the operation of the facility were identified during the audit inspection.
Condition 19: “The tanks must be designed, installed and managed in accordance with the relevant SANS standards.”	Compliant	Tank infrastructure appeared appropriately maintained and associated compliance documentation was available during the audit inspection.
Condition 20: “In the event of a product loss at the site, the holder must rapidly respond in order to contain any spilled product and prevent pollution of the environment.”	Compliant	Spill response equipment and emergency response procedures were present and appropriately implemented at the facility.

Condition 21: “Firefighting equipment must be present on site and adhere to the Oil Industry standards.”	Compliant	Firefighting equipment was present throughout the facility and appeared appropriately maintained.
Condition 22: “During fuel tanker delivery, the tanker driver must be present at all times during product offloading, and all equipment must be regularly inspected for leaks.”	Compliant	Operational fuel delivery procedures and emergency response systems are implemented at the facility.
Condition 23: “The holder must ensure that employees/contractors on site adhere to the requirements of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).”	Compliant	Operational management systems and site controls associated with health and safety requirements were observed during the audit inspection.

8. Conclusion & Recommendations

The Environmental Authorisation Audit for the Astron Energy V&A Waterfront Service Station was undertaken on 05 May 2026 in fulfilment of Condition 14.3 of Environmental Authorisation Reference Number 16/3/3/1/A7/4/3014/20 issued by the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).

The audit comprised a site walkover inspection of the operational facility, a review of environmental compliance documentation maintained on site, and an assessment of compliance against the conditions contained within the Environmental Authorisation and approved Environmental Management Programme (EMPr).

Based on the findings of the audit, the Astron Energy V&A Waterfront Service Station is considered compliant with the applicable conditions of the Environmental Authorisation and approved EMPr at the time of the audit inspection.

The site was observed to be clean, orderly, and well maintained, with operational environmental management systems appropriately implemented throughout the facility. No evidence of hydrocarbon spills, uncontrolled releases, poor housekeeping, or environmental pollution was observed during the audit inspection.

All required environmental compliance documentation was readily available on site and orderly filed within the Fresh Stop convenience store office area. The availability and organisation of the documentation demonstrated a proactive and well-managed approach to environmental compliance at the facility.

Groundwater monitoring continues to be undertaken at the site by Geo Pollution Technologies (GPT) in accordance with the approved groundwater monitoring programme. The reviewed monitoring results indicate that dissolved hydrocarbon concentrations remain below laboratory reportable limits and that no evidence of operational contamination associated with the current service station activities was identified.

At the time of the audit inspection, maintenance works associated with a burst pipe adjacent to the paved area of the site were underway. Importantly, the incident had already been formally identified and recorded by site management prior to the commencement of the audit inspection, demonstrating proactive incident management and a strong commitment to operational compliance and environmental management.

The following recommendations are provided:

- Continue implementation of the approved Operational EMPr;
- Continue the biannual groundwater monitoring programme;
- Continue maintaining spill response and emergency management systems;
- Continue routine maintenance of the oil-water separator and stormwater management infrastructure;
- Continue maintaining environmental compliance documentation on site; and
- Continue implementing good housekeeping and pollution prevention practices throughout the facility.

Based on the findings of the audit, no corrective actions are required at the facility at this stage.

9. Report Limitations

This report is based on the application of auditing principles and professional judgement to information obtained through documentation review, interviews, discussions with site personnel, and observations made during the site inspection undertaken on 05 May 2026.

The findings and conclusions contained within this report are based on the site conditions prevailing at the time of the audit inspection and on the information made available during the audit process.

Professional opinions expressed herein are based on the available information, scope of work, and observations made during the audit. Should additional information become available, or should site conditions change, the findings and conclusions contained within this report may require reassessment.

This report has been compiled solely for the purposes of fulfilling the Environmental Authorisation audit requirements associated with Environmental Authorisation Reference Number **16/3/3/1/A7/4/3014/20**.

10. Author & Review Author:

<u>Report Compiled By:</u>  Jonathan Lassen Cand. Reg EAP: 2024/8038 Sillito Environmental Consulting Mid-Level EAP	<u>Report Reviewed By:</u>  Chantel Muller Reg. EAP: 2019/1362 Sillito Environmental Consulting EIA Department Head
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11. Appendices

Appendix A:	Site Photographs
Appendix B:	Groundwater Monitoring Report
Appendix C:	Supporting Environmental Documentation Reviewed During the Audit