

Matt Choi
Senior Development Manager
Urban Property Group
Suite 110, Level 1,
180-186 Burwood Road
BURWOOD NSW 2134



19 February 2026

Dear Matt,

**– 32 MANN STREET, GOSFORD – EARLY WORKS SSDA –
ARBORICULTURAL IMPACT ASSESSMENT**

**TREE MANAGEMENT
CONSULTING ARBORICULTURISTS
HORTICULTURISTS
LANDSCAPE DESIGNERS
ABN 68 508 911 904**

At your request, I have reviewed the below documents and undertaken an impact assessment of the proposed works on the large *Ficus macrophylla* (Moreton Bay fig) in the southeast corner of the Central Coast Quarter development on Mann Street Gosford.

- Details and Levels Survey DETL-001/A Sheets 1 – 3 by Veris dated 05 July 2019.
- Plan Set Revision 03 for SSDA by DKO Furtado Sullivan dated 13 February 2026 (**Plans**).
- Central Coast Quarter S2 Landscape Concept Package Revision E by Arcadia dated 04 December 2025 (**Landscape Plans**).
- Central Coast Quarter S2 Landscape Plans and Specifications Revision B by Arcadia dated 05 December 2025 (**Landscape Plans**).
- Arboricultural Impact Assessment for Early Works SSDA by Urban Forestry Australia dated 13 December 2024.
- Arboricultural Impact Assessment for Amending Concept SSD (SSD-78609981) by Urban Forestry Australia dated 26 March 2025.

For consistency in regard to the management of the subject tree (**MB fig**), this report should also be read in conjunction with the Arboricultural Impact Assessments dated 13 December 2024 and 26 March 2025.

This report mainly deals with the future pruning of the MB fig and a semi-mature *Ficus microcarpa* “Hillii” (Hills Weeping Fig), growing up the south side of the MB fig. The Hills fig is probably a self-sown progeny originating from the Hills Weeping Figs in Gosford Memorial Park, to the south.

This Hills fig has suppressed the canopy spread of the MB fig to the south, but both trees form a visually and structurally cohesive canopy.

Existing trees north of the MB fig have suppressed its canopy spread to the north. The result is the MB fig has an eccentrically arranged crown with a bias to the west, and less so to the east.

The entire crown area of the MB fig is approximately 447m². Currently, the MB fig pruning requirements to accommodate the works are assessed as:

- Approximately 127m² (28.4%) for the eastern tower construction and clearance (including a 2m clearance from canopy to finished building offset).
- Approximately 112m² (25.0%) for clearance for basement piling (including a 1m clearance between piling rig and pruned tree canopy refer to Figures 1 and 2).

Approximately 28.4% of the trees crown would be pruned to clear the upper floors on the tower (this figure varies slightly from my assessment of 25% made in December 2024), however, this figure did not account for basement piling works or clearance of the podium.

The revised, estimated 53.4% crown reduction is significant and generally not supported for most tree species. In this case, the species is resilient and can tolerate substantial crown modification, however alternatives to reducing the extent of canopy reduction from piling works are always the preferred outcomes. For example, only pruning to the west to provide a 4.0m clearance above the podium would reduce the extent of crown loss to around the 35% - 40% mark, which is a better outcome regarding managing the tree during its life span.

With the revised anticipated canopy reduction, options to avoid using typically tall piling rigs for the basement should be considered. I am not an expert in this field; however, I am happy to liaise with Urban Property Group to develop the most appropriate methodology to reduce pruning of the MB fig.

The MB and Hills fig will also be subject to substantial shading of their canopies. It is fortunate both species of fig are tolerant to altered light levels and would be expected to adjust their crown density and arrangement in response to the changed conditions. On going pruning assessments and works will provide the necessary treatments to address crown canopy changes.

It is strongly recommended that tree pruning for construction is staged over a few years and commences very soon to allow management of regrowth and to allow shaping of the canopy to maintain a pleasing and stable crown architecture.

Further to this, all relevant parties to the project need to be aware the management of these two trees will be on-going and permanent for their remaining lives as safe amenity trees.

A detailed tree pruning specification and program should be prepared within the next six months with the view that pruning works will be commenced soon after.

The pruning specification must include:

- Pruning assessment and initial selection of dead, dying, damaged or diseased branches for removal.
- Spreading the cutting or removal of large diameter limbs over 2 – 4 years.
- Major crown pruning and renovation over 3 – 5 years to address light, airflow, and stability.
- Ongoing annual pruning assessments and recommended pruning works.

Architectural Plans

The following comments and recommendations are made following review of the architectural plan set:

- Alternatives to the use of tall piling rigs to reduce the pruning of the western canopy spread of the MB fig are strongly recommended. Liaison with the project arborist during exploration of those alternatives is encouraged.
- Construction clearance of no greater than 2.0m from the south side of the eastern tower to accommodate scaffolding, and the like.
- Maximum pruning clearance of 4.0m above the southern podium (eastern tower).
- A detailed pruning specification as outlined above is prepared within 6 months so that pre-emptive pruning works commence prior to works related to the Eastern Tower begin.

Landscape Plans

The following comments and recommendations are made following review of the landscape concept package and plans:

- The existing crib wall west of the MB fig is to be retained as illustrated on Figures 1 and 3.
- Future design of the raised FRP platform east of the existing crib wall is not to engage any changes (cut or fill) to the existing ground levels within the Tree Protection Zone of the MB fig. Isolated pier excavation will require arboricultural supervision.
- Proposed uplighting of the fig tree needs to be regulated to avoid prolonged interference with nocturnal fauna using the tree has habitat for roosting, feeding, etc.

General

Prior to works commencing a site-and-tree specific Tree Protection Plan (TPP) should be prepared. This is a set of protection and management measures using the latest set of approved architectural and civil plans and aiming for progressive inspections and supervision of works proposed within the notional NRZ (i.e. as based on AS4970 formula) and the designated TPZ (i.e., the notional NRZ as modified for the proposed encroachments).

The TPP should also form part of the Construction Management Plan to provide more assurance that the protection of the tree is a clear priority during all stages of the development.

Please contact me via email cat@urbanforestryaustralia.com.au or phone 0414 997 417 to discuss further if required.

Yours sincerely,



Catriona Mackenzie

Consulting arboriculturist, horticulturist, and landscape designer.



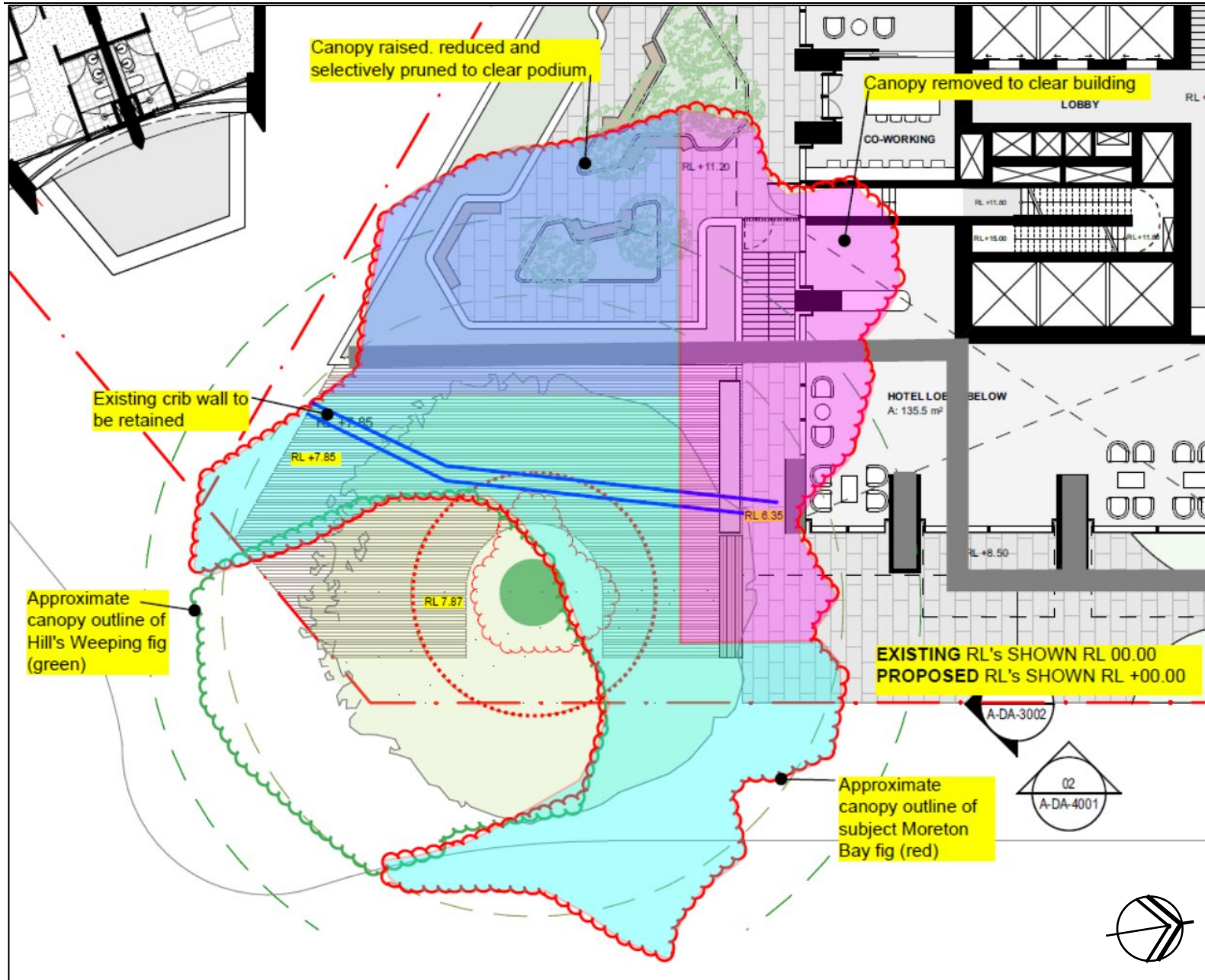


Figure 1

Illustrating the approximate canopy area of the Moreton Bay fig (red clouded area) and the canopy area of the Hills fig (green clouded area). A 2.0m clearance between building and tree canopy is anticipated for construction works and post construction safety clearance (pink shaded area) and canopy reduction and raising for the podium (purple shaded area).

Excerpt of A-DA-2006B Level 02 - Upper, marked up by C. Mackenzie. Not to scale.

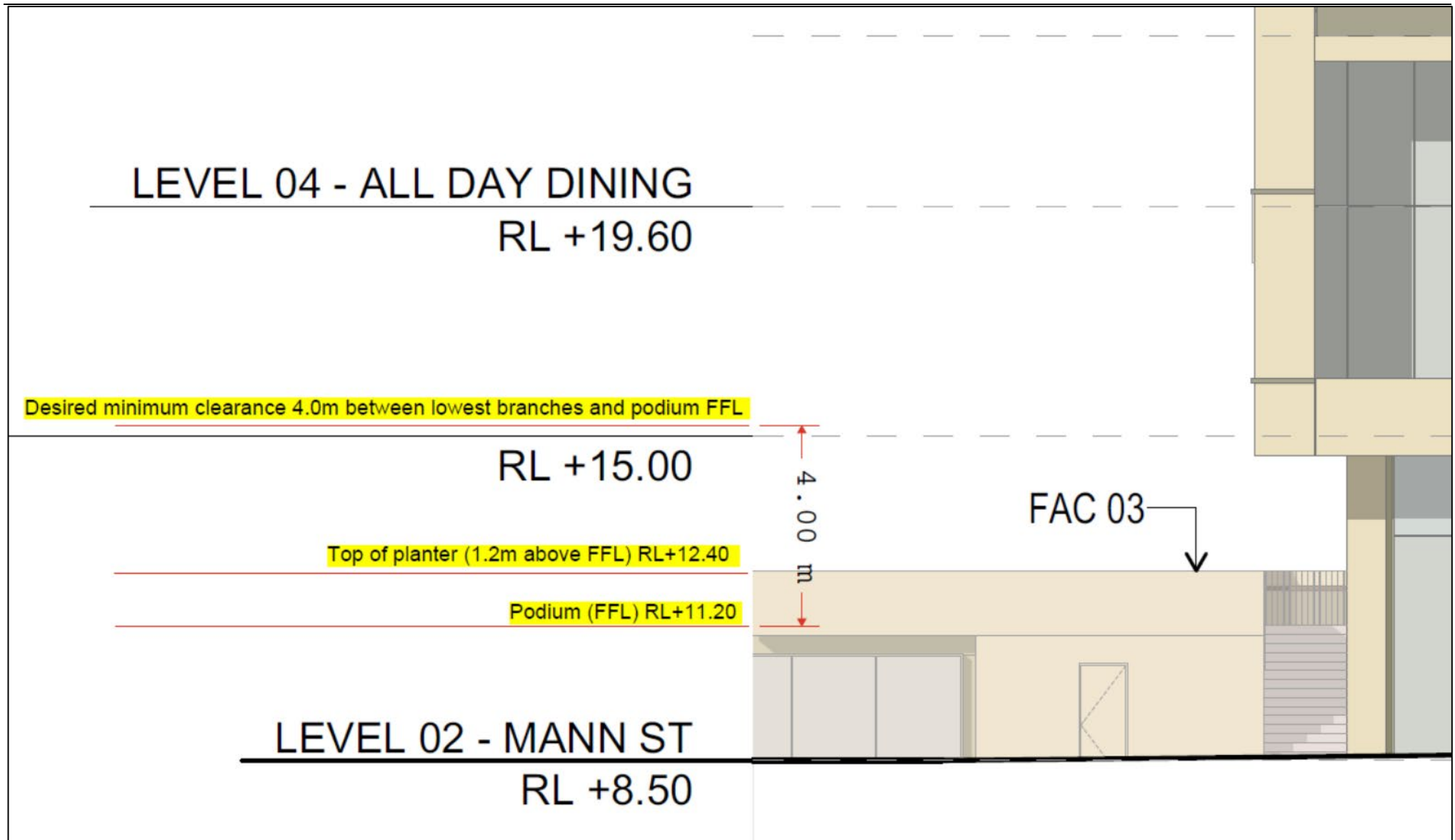


Figure 2

The above shows the approximate proposed podium and planter levels south of the eastern tower and recommended pruning clearance between the podium FFL and lowest branches of the subject fig tree. Excerpt of A-DA-4011 Eastern Tower East Elevation, marked up by C. Mackenzie. Not to scale.

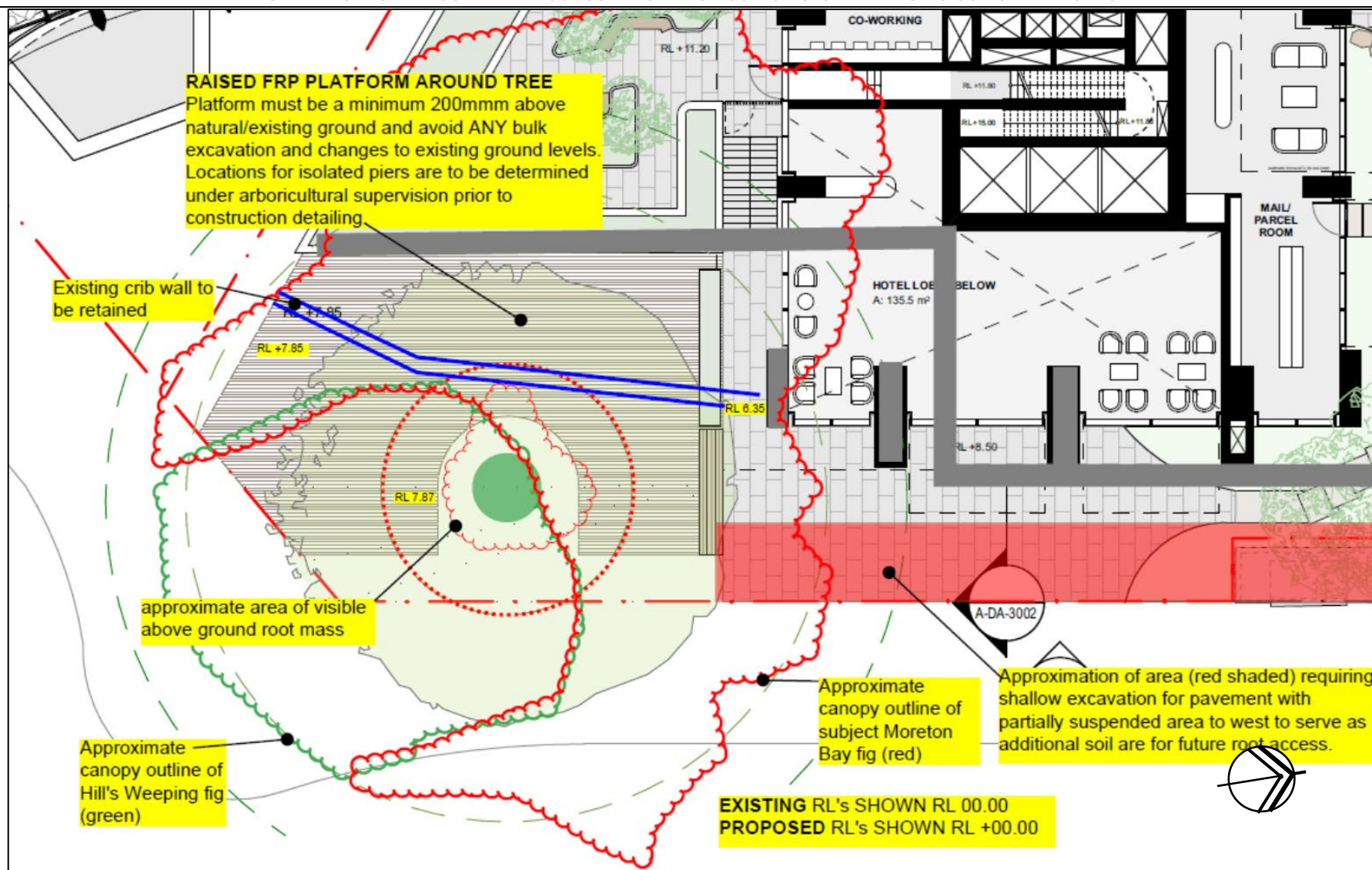


Figure 3

Illustrating the approximate above ground, visible root mass of the subject tree within the notional Structural Root Zone (red dotted circle) and the built footprints of the tower and landscape hardworks. The added notes provide general instructions for future detailing for construction.

Excerpt of Preliminary A-DA-2006B Level 2 - Upper, marked up by C. Mackenzie. Not to scale.