

Deputation

Item E23/23 Request to Remove Street Tree at 25 Purdie Avenue, Ardross

Mr N Notarangelo and Ms E Notarangelo, Ardross

REQUEST TO ~~REMOVE~~ REPLACE STREET TREE AT 25 PURDIE AVENUE ARDROSS

Who are we?

- Nino and Erica Notarangelo
- Residents of 23 Purdie Ave since 1984 – 39 years!

What would we like to achieve?

- Your support to replace the street tree at 25 Purdie Ave with something more suited to a residential street.

Why?

- Genuine concern for the safety of ourselves, our neighbours and the many residents who walk along the street verge taking their kids to the local primary school, walking their dogs or just on a stroll.
- Mental health issues caused to my wife with the scary noise and bending of high boughs during windy weather and history of tree falls on Purdie Ave.
- Significant and ongoing damage caused to our home over the past 13 years.



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

25th March 2023

Our elderly neighbour at 25 Purdie Ave called me over and expressed her concern that this bough had fallen in the spot she regularly stands to water her native verge garden. Had she been there at the time, it would certainly have killed her.

She was not complimentary on the Council's decision not to remove or prune the tree on a previous 2021 petition

I offered to take this up with Council again on her behalf.



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

Initial petition was arranged in 2021 by another concerned neighbour and signed by the owner of 25 Purdie Ave and residents either side and opposite that address.

8 January 2021 *Copy: N & E Notarangelo*

TO: City of Melville
Almondbury Road
Booragoon

Attention: Arboret Department

Re: Verge Tree

We, residents of Purdie Avenue, request that Council give favourable consideration to an appropriate replacement, or at the very least the radical lopping, of the lofty gum tree on the verge of 25 Purdie Avenue, Ardross.

With climate change and the ever-increasing, unprecedented weather extremes experienced in many places we have concern at the prospect of real **danger to our homes and our personal safety** if action is not taken. Always, during windy weather, leafy twigs and **immense amounts of foliage** from this gum have landed on our properties. But more alarming has been the **long branches which have broken off** during forceful winds coupled with the **scary bending of the high boughs**.

We are mindful of the distress caused when the verge gum tree at No.17 Purdie Ave was toppled during a storm some years back, doing much damage to the dwelling at No.17. We witnessed that home remain in a state of un-repair for many months which we understand was because of dispute with Council's insurers. Our desire now is for **peace of mind and avoidance of damage to property and disruption to peaceful life**.

Thank you for your consideration and **early action**.

A Osborn No.25 *N & E Notarangelo* No.23
A Osborn N & E Notarangelo

L Nesbitt No.20 *J Rossi* No.22
L Nesbitt J Rossi

A Osborn No.27

Removal was not supported, citing “*minimal concerns...*”

From: Nick Gillon
Sent: Wed, 26 May 2021 07:36:25 +0800
To: [REDACTED]
Subject: FW: 25 Purdie Ave, Ardross
Attachments: 25 Purdie Avenue, Ardross.pdf, Aerial Inspection Advice - 25 Purdie Ave, Ardross.pdf

Morning [REDACTED] and [REDACTED],
How're you two today ?

Firstly my apologies on the delay in getting the reports back to you, the Consultants had a couple of concerns after the initial assessment which required further inspection via an elevated work platform.

Please find attached initial assessment, and follow-up aerial assessment.

The assessments have found the tree to be in a sound condition with **minimal concerns**, and as such **removal would not be supported by the City**.

The City will continue to monitor and manage the tree accordingly.

Have a read through the reports, and if either of you have any queries on them just let me know.

Many thanks,

Nick Gillon
Arbicultural Supervisor
Nick.Gillon@melville.wa.gov.au
Phone: (08) 9364 0704
Mobile: 0435 969 585
www.melvillecity.com.au

Operations Centre, Bramanti Road Murdoch, Western Australia 6150

REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

Extract from the April 2021 Arborist Report

- 5.5. Google Street View image dated August 2008 displays the tree has shown signs of ongoing stress for several years most likely due to lack of available water and nutrients (Figure 7).
- 5.6. The upper canopy displays limited extension growth consistent due to high wind loading. The tree is exposed to strong southerly and south-westerly winds.
- 5.7. Multiple small diameter limb failures are visible throughout the canopy and they are likely to be associated with previous deadwood failure and high wind events.
- 5.8. Sporadic minor deadwood held in the crown with some considered a size and weight to represent a hazard.

7. Conclusions

- 7.1. This consultant's inspection of this *Eucalyptus camaldulensis* found the tree to be in fair to good health and predominantly sound structural condition at this time.
- 7.2. The tree passes the QTRA risk of harm evaluation and received the outcome of <1/1,000,000. This tree was found to represent a broadly acceptable level of risk to persons and property at this time.

Extract from the August 2022 Arborist Report

Conclusions

- Major limbs forming the crown structure of this tree were considered to remain soundly attached based upon the aerial inspection.
- This tree provides significant aesthetic and amenity value to the surrounding streetscape and there is no sound arboricultural justification for tree removal or significant canopy reduction pruning works at this time.
- It is recommended to carry out minor pruning works and continue to monitor the tree annually.

If the tree is stressed as reported in 2021 then...

The limbs of river red gums, sometimes whole trees, often fall without warning so that camping or picnicking near them is dangerous, especially if a tree has dead limbs or the tree is under stress.^[8]

Reference: https://en.wikipedia.org/wiki/Eucalyptus_camaldulensis

REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

Concerns about the Arborist Report Conclusions

The City's own records show a history of major and substantial branch failures with this tree

- There have been **6** significant branch failures **in the last 4 years** that necessitated branch collections – **There is clearly a concerning pattern emerging**
- The last 2 failures occurred **within 12 months of each report**
- The last branch failure occurred **7 months** after the arborist report and **2 months** after “recommended” pruning works were conducted. It was another **MAJOR** limb failure - **How can the City conclude the tree is a low risk to persons?**
- No-one has been injured or killed to-date - **Good management or good luck?**

From: Mick McCarthy <Mick.McCarthy@melville.wa.gov.au>
Sent: Wednesday, July 12, 2023 8:05 am
To: Cr Margaret Sandford <Margaret.Sandford@melville.wa.gov.au>; Mayor George Gear <George.Gear@melville.wa.gov.au>; Cr Katy Mair <Katy.Mair@melville.wa.gov.au>
Cc: Elected Members Records <Elected.Members.Records@melville.wa.gov.au>
Subject: RE: Tree Issue: Nino and Erica Notarangelo - Verge Tree

Hi Cr Sandford,

Prior to meeting onsite I needed to gather information regarding the tree in question so that I fully understood the situation.

Please see below, and attached, for background of the Red River Gum (*Eucalyptus camaldulensis*) at 25 Purdie Ave, Ardross.

The City has been liaising with the resident for many years and has been responsive to the requests as summarised below:

- Branch collection – Feb 2011
- Branch collection – Feb 2014
- Branch collection – July 2019 & Dec 2019
- Branch collection – May 2020
- Branch collection – Feb 2021
- Complaint - March 2021 from resident diagonal across road at 20 Purdie – Arborist Paperbark engaged for tree and risk assessment – no works recommended.
- Branch collection – March 2022
- Arborist Paperbark undertook additional assessment in August 2022, major deadwood removal recommended, works conducted by Tree Care WA.
- Branch collection – March 2023

The City has done its best to respond to the residents' concerns and the arborist reports (see attached) conclude that the tree is healthy and a low risk of causing damage to property or person.

REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

Constant Branch and Leafy Twigs Dropping

- Can cause injury
- Can easily fall over the road and impede the vision or startle a driver passing by causing them to lose control of their car

Picture Taken : 03/02/2014



Picture Taken : 11/02/2014



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

There's History of Large Tree's Dying and Falling Over on Purdie Avenue

- Gum tree was removed at the bottom of Purdie Avenue after a large branch fell across the road. The tree was assessed as dying (date unknown)
- Gum tree fell onto the house at 17 Purdie Ave on 08/09/2014



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

Picture Taken : 01/03/2015



Picture Taken : 20/03/2016



Picture Taken : 08/03/2018



Picture Taken : 07/01/2022



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

SAFETY CONCERNS

How can the City base its decision on Arborist Reports when its own records and the evidence presented clearly contradicts the report conclusions that the tree is sound?

REMINDER:
This branch fell 7 months after the last report, and 2 months after recommended works was performed on the tree.



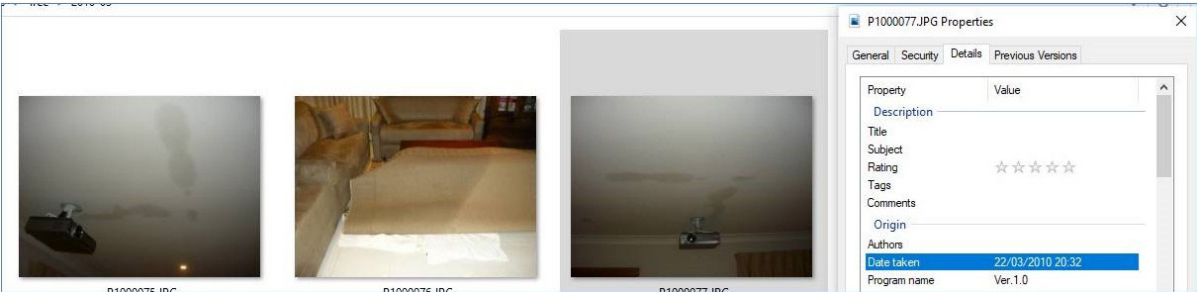
PROPERTY DAMAGE

REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Major Roof Leak March 2010

- Insurance Claim to restore ceiling, clean rug and replace damaged projector



Roof Leak March 2016

- Repaint ceiling

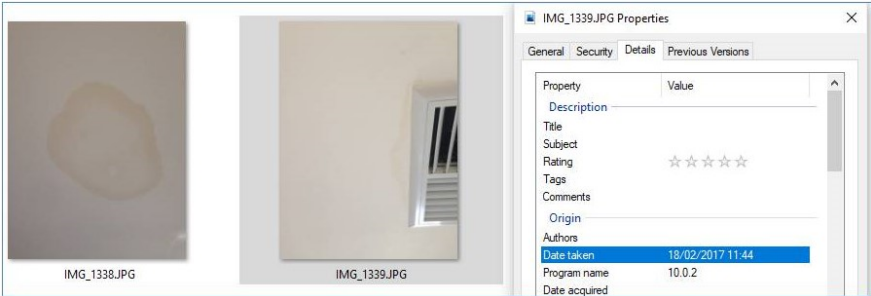


REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Roof Leak Feb 2017

- Repaint ceiling



Roof Leak Oct 2020

- Repaint ceiling and clean rug



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Major Roof Leak Jun 2023

- Insurance claim to **replace** ceiling, projector, rug and lounges



IMG_4508.JPG

IMG_4527.JPG

IMG_4530.JPG

IMG_4548.JPG

IMG_4549.JPG

IMG_4550.JPG

IMG_4554.JPG

IMG_4554.JPG Properties

Property	Value
Description	
Title	
Subject	
Rating	☆☆☆☆☆
Tags	
Comments	
Origin	
Authors	
Date taken	06/06/2023 14:00
Program name	16.5

REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Insurance Trades Report – 06 June 2023



Level 1 /183 Great Eastern Hwy
Belmont, WA 6104
1300 523 555
enquiries@midcitygroup.com.au

NRMA Insurance Make Safe Report

Job Details

DATE	23 Jun 2023
INSURED	Nino
PROPERTY ADDRESS	23 Purdie Ave Ardross WA 6153
POLICY NUMBER	[REDACTED]
CLAIM NUMBER	NRP235012465
MIDCITY REFERENCE	25470-Q1

Following NRMA Insurance instructions received on the 06 Jun 2023, we confirm having carried out a make safe repair at 23 Purdie Ave Ardross WA 6153 on 06/06/2023.

As per insurer's instructions, Midcity Group arranged attendance to secure..

roof and electrics

We attended the property as requested and completed the following:

Callout to secure property as a result of storm damages.
Trades attended site and found sagging and water staining to the theatre room ceiling.
Trades noted water dripping through the projector and disconnected.
Trades inspected the roof and suspect possible cause of water ingress to be from valley overflow during rain event as there was a lot of leaf debris from the gumtree found along the valleys.
Trades noted valley guards were present however its possible the water can travel back due to the amount of leaf debris.
Trades cleared the leaf debris from the valley removed wet insulation found in the roof space . Trades installed timbers and ply plates to secure the affected ceiling. The related debris was removed from site and disposed of appropriately

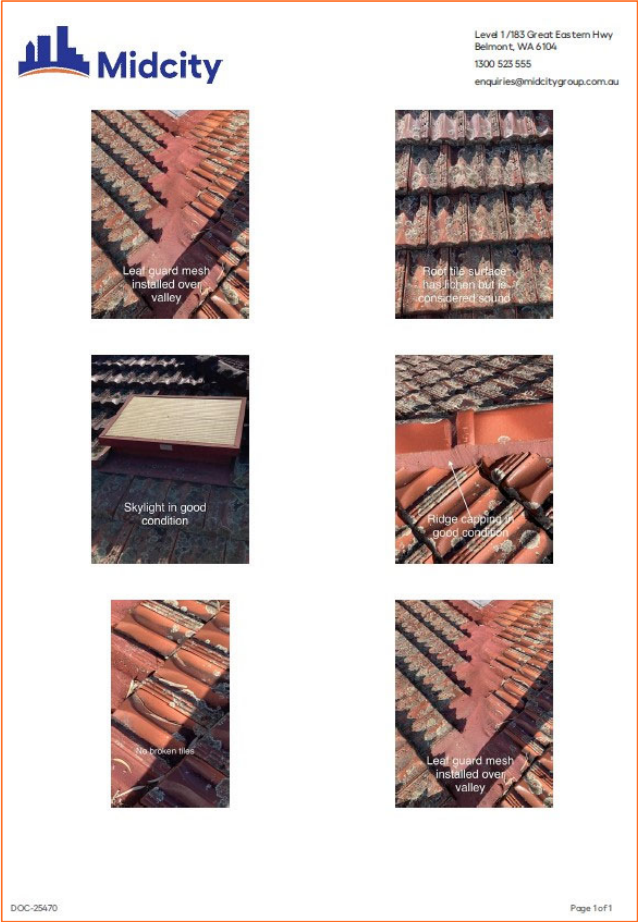
Electrician attended Disconnected 2 downlights and checked wiring and projector

REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Insurance Roof Specialist Report – 21 June 2023

- Roof was re-inspected 3 weeks later and was assessed as in good condition ie:
 - *“Leaf guard mesh installed over valley”*
 - *“Roof tile surface has lichen but is considered sound”*
 - *“Skylight is in good condition”*
 - *“Ridge capping in good condition”*
 - *“No broken tiles”*



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Despite expert trades assessments, City officers “consider” the property damage is a maintenance issue.

Sent: Thursday, August 3, 2023 1:52:45 PM

To: Cr Margaret Sandford <Margaret.Sandford@melville.wa.gov.au>

Cc: Mayor George Gear <George.Gear@melville.wa.gov.au>; Cr Katy Mair <Katy.Mair@melville.wa.gov.au>; Jeff Bird <Jeff.Bird@melville.wa.gov.au>; Gail Bowman <Gail.Bowman@melville.wa.gov.au>; Luke Rieniets <Luke.Rieniets@melville.wa.gov.au>

Subject: RE: Tree Removal Request 25 Purdie Ave, Ardross

Hi Cr Sandford,

The tree removal request will need to be referred to Council for a decision.

Following the site inspection and review of historic photos provided by the resident, the officers consider that the damage caused to the Notarangelo's home at 25 Purdie Ave is primarily a maintenance issue which is exacerbated by the fixed mesh guard installation across the gutters and roof valleys.

Prior to initiating this, can you please confirm with the landowners that they are prepared to pay for the \$2,000 for the removal of the tree (including stump grinding) and replacement of 2 trees elsewhere as required under the Tree Policy.

Once this confirmation is received, the City will send letters out to residents in the local area seeking feedback on the tree removal request and this information will be included in a report to Council.

At this stage, it is likely that the report would go to the September or October 2023 OMC.

Regards,

Mick

Mick McCarthy

Director Environment and Infrastructure | 6605

REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Pictures Taken : **June 2009**

- We've tried to manage the leaf drop from this tree for 39 years.
- Initially tried DIY gutter guards
- The volume of leaves choke both gutters and valleys.



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

- DIY solutions failed resulting in roof leaks and rusted gutters and downpipes.
- Choked valleys resulted in lead debris entering into roof cavity making our house a fire risk

Picture Taken : **July 2014**



Roof Cavity: Picture Taken **June 2023**



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

- Evidence of summer maintenance (Feb 2015)
- Installation of quality aluminium mesh over every gutter and valley in 2016

Picture Taken : Feb 2015



Picture Taken : Feb 2015



Mesh Installation: Picture Taken Mar 2016



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

- March 2018: This is the volume of leaves 2 months after my cleaning the roof in January

Picture Taken : 10/03/2018



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

- The volume of leaf debris has significantly increased.
- Winter roof maintenance 2020 – I'd already performed a summer maintenance activity earlier in the year.
- Note the rake!

Pictures Taken : June 2020



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

- Summer maintenance.
- Leaf debris on roof restarts not long after cleaning

Pictures Taken : January 2022



Leaf debris restarts as soon as the wind blows



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

- While mesh guard protects the valleys and gutters, gum leaves wedge into tiles which can cause further water flow barriers in other parts of the roof.
- Leaves cannot be blown off... a rake is required!

Picture Taken : April 2017



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

How bad can it be?

- A green waste bin is nearly filled almost every week between September and June, from all ground leaf debris in the front and back yards of our property
- The leaves in the back yard are those that make it across the roof

Picture Taken : **January 2021**



Picture Taken : **February 2022**



REQUEST TO REMOVE STREET TREE AT 25 PURDIE AVENUE ARDROSS

PROPERTY DAMAGE

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	2017	2010			2023				2020		
		2016									

- Roof leaks have occurred over the last 13 years:
 - We've demonstrated we've tried to live with this tree and implement solutions to try and protect our property
 - We've demonstrated that roof maintenance **is** performed at least twice yearly - **sometimes more**
 - Despite numerous roof leaks, we've not approached council until now – there's **nothing more we can do**.

- 4 of the 5 leaks have occurred during unseasonal rain in summer/spring months:
 - To minimise the risk of future leaks, the roof would need to be cleaned every month, or at least every 2 months – this is **unreasonable and unsafe**.
 - \$250-\$300 to get a roof professionally cleaned is also unreasonable (up to **\$30k every 10 years!**).

- Due to the volume of leaves that drop every week, we need gutter and valley mesh guards:
 - To prevent our gutters and valleys being choked by leaves - allowing **no water flow** at all
 - To prevent leaves and debris entering our roof cavity and causing a **potential fire hazard**
 - To prevent our gutters and downpipes being prone to rust and deterioration, which may require **premature replacement**