

ROSE BAY DEMOLITION & CIVIL WORKS

CASE STUDY



PROJECT SUMMARY

Project Value
\$6.4M+

- Managed tight site access & school interface
- Deep excavation on steeply sloping site

Empire 
Project Management

Services

- Full building demolition and structural removal
- Scaffold containment and environmental protection
- Waste separation and recycling management
- Piling and retention systems
- Staged excavation and rock removal with EPA-compliant disposal
- Civil and concrete works including crane base and footing preparation

Perfect Contracting was engaged to deliver end-to-end early works for a landmark waterfront redevelopment in Rose Bay. The scope began with controlled demolition of the existing four-storey residence and suspended swimming pool, followed by a full Design & Construct civil package to prepare the site for the new five-storey build.

DEMOLITION

Site conditions required a controlled, top-down demolition approach with extensive scaffold containment. Timber flooring throughout made internal mechanical demolition unfeasible, so all roof elements were removed manually before a 35-tonne excavator completed the structural demolition.

The four-month program was delivered under strict vibration and environmental constraints, including removal of the suspended swimming pool, leaving the site cleared and ready for civil works.

[MORE DETAILS](#)

CIVIL WORKS

The full early works and excavation package, inclusive of piling, retention, capping beams, shotcrete, and structural steel bracing was delivered by Perfect Contracting as Principal Contractor.

The 18-month program was governed by strict DA conditions, with school-zone safety measures and restricted haulage windows in place throughout. Excavation progressed in stages from RL28.75 to RL12.52, with geotechnical monitoring protecting neighbouring properties.

[MORE DETAILS](#)