

ROSE BAY DEMOLITION

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
- Waste separation and recycling management

[MORE DETAILS](#)

Perfect Contracting was engaged to deliver the controlled demolition of a four-storey waterfront residence in Rose Bay, Sydney, including the removal of a suspended swimming pool.

The demolition involved a residential structure positioned on a steep site with direct proximity to Sydney Harbour. Site conditions and structural constraints required a controlled, top-down demolition approach supported by extensive scaffold containment to prevent debris from leaving the work zone.

Due to timber flooring throughout the structure, internal mechanical demolition was not feasible. All roof elements were removed manually to allow safe separation of materials and prevent uncontrolled collapse.

Once the structure was fully prepared after internal strip out works, mechanical demolition was completed using a 35-tonne excavator, carefully positioned to maintain control across the site.

The project was delivered over a four-month period under strict vibration and environmental constraints, including proximity to neighbouring properties and local community assets.

Final stages included demolition of the suspended swimming pool and detailed site clean-up, leaving the site cleared and ready for redevelopment.