

St Mary's Alice Springs social housing development

Site preparation works

The Northern Territory Government (NTG) is preparing the St Mary's Alice Springs site (331 Stuart Highway) for future social housing.

Funding of \$14 million has been provided through the Australian Government's Housing Support Program Priority Works Stream for power, water and sewerage infrastructure, and site preparation works, including demolition and remediation.

The St Mary's site holds cultural, historical and community significance, particularly for members of the St Mary's Stolen Generation Group, Arrernte people, Anglican Church and the broader Alice Springs community. The Northern Territory Government is committed to recognising and respecting these values as planning for the site's future continues.

Required works

The vision for the St Mary's site is to create a safe development-ready site for future social housing while retaining key heritage assets and values.

To achieve this, demolition and remediation are required to remove selected buildings and prepare the site for redevelopment.

Investigations identified:

- contamination from historical termite treatment chemicals in building slabs and underlying soils that must be remediated before housing can be developed,
- asbestos in buildings and parts of the site
- old services and infrastructure that must be removed before redevelopment can proceed.

It is not uncommon for historical termite treatment chemicals and asbestos to be found on older development sites. However, these must be removed to make the site safe again.

Retained assets

Assets within the Heritage Declaration Area to be retained include:

- St Mary's Chapel
- Yellow Cottage
- historic chimney and fireplace.

All sacred trees, including the Tree of Knowledge, will be protected during the works. The site is subject to sacred site protections under the *Northern Territory Aboriginal Sacred Sites Act 1989*.

Planned works program

The demolition and remediation works will occur in 5 stages.

Stages	Description	Indicative timeframe*
1	Site mobilisation and demolition of 2 existing structures including asbestos removal.	End August - September 2026
2	Demolition of 9 existing dwellings, including asbestos surveying and removal.	September - October 2026
3	Obtain heritage approvals for the demolition of buildings within the Heritage Declaration Area and remove asbestos, if required.	October - November 2026
4	Demolition and removal of contaminated concrete and soil to licensed waste facility.	October - December 2026
5	Decommission and remove existing site services, including water, power and sewerage infrastructure.	December 2026

** Timeframes are indicative only and subject to approvals*

Documentation of buildings

Buildings from the original St Mary's Hostel that are outside the declared heritage area have been photographed to ensure a permanent record is retained.

Managing construction impacts

Clearance and site remediation works will occur Monday to Saturday 7 am to 5 pm. Measures to minimise impacts will include traffic management, dust suppression and noise control throughout the works.

After works are complete

Once works are complete, the site will be progressively prepared for future housing through delivery of enabling infrastructure, including road access, water, sewerage and power.

Planning is also underway to explore memorialisation, restoration and activation opportunities within the Heritage Declaration Area to honour the stories and memories of the St Mary's site.

Site map

Only stages 1-3 are shown on the map. Stages 4 and 5 are not shown as these works will occur across the entire site.



Contact

For more information on site preparation works contact:

- Department of Logistics and Infrastructure
- Tony O'Donohoe – 0429 990 151 or anthony.odonohoe@nt.gov.au

More information about the redevelopment of St Mary's Alice Springs can be found by visiting: dhlgcd.nt.gov.au/housing-projects-and-programs.

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