



**AEGIS LINCOLN PARK STAGE 1
SILVER CHAIN NURSING
LEAGUE BUILDING**

19 Wright Street, Perth

Heritage Impact Statement DRAFT

For
Silver Thomas Hanley Architects

April 2024

Griffiths Architects





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Cover: East façade of former Silver Chain Nursing Leage Building, Perth

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Introduction

This Heritage Impact Assessment (HIA) was prepared to evaluate the impact of Stage 1 of a proposal for Aged Care development at the Aegis Lincoln Park site in Highgate on the *Silver Chain Nursing League Building* located on the lot. The property, located on a portion of Lot 101 on Diagram 69483 being part of the land contained in Certificate of Title Volume 1731 Folio 241, is a State Registered heritage place (Heritage Place no. 11451), and is also included in the City Vincent's Heritage List and Local Heritage Survey.

The proposed work for Stage 1 includes the construction of a new 6 storey, 150 bed aged care building with basement parking, new link connections to the existing main entry & BOH areas and a realigned loading dock.

This HIA was prepared to evaluate the potential impact on the State Heritage values associated with the place that are reflected in the Statement of significance. The assessment evaluates the proposal's impacts in relation to the significance of the place, considers whether mitigation is required, and concludes on the overall acceptability of the development based on those impacts.

This HIS was prepared to satisfy requirements for a development application and assess the impacts of the proposed work on the place, measured against the statement of significance.

Summary

The State Heritage Registered building is situated on the eastern edge of Lot 101, near the corner of Wright and Lincoln Streets. The lot once formed part of the larger Wright Street cottage homes complex, which has been largely demolished. The remaining 1920 building is now incorporated within the Aegis Lincoln Park aged care facility, although it is currently unused. The overall site has undergone several phases of redevelopment, with the 1920 structure representing the earliest surviving element of the original complex. Surrounding buildings date from the 1950s, 1980s, and 1995–2000 and are not included within the place's heritage curtilage.

When assessed against the heritage values of the place, the proposal results in no adverse impacts. The conservation works represent a positive heritage outcome and will help maintain the condition of the place ahead of future stages, which will involve more extensive refurbishment to the cottage and a return to use.



Location

Silver Chain Nursing League Building, Perth (1920) is located on the eastern edge of Lot 101, near the corner of Wright and Lincoln Streets.

The registered building fronts Wright Street, with the surrounding context to the east and north predominantly comprising low-density single residential houses. The remainder of the lot is currently occupied by Aegis. To the west of the site's western boundary are two State Heritage registered places: the *Lincoln Street Ventilation Stack (1941)* (Place No. 3137) and *Highgate Hill Police Station, Lockup & Quarters (fmr) (1897, 1906, 1916)* (Place No. 4282). There is also a row of former Police Cottages on the north side of Lincoln Street that are on Heritage Councils assessment list and the City of Vincents Heritage List as a Category A.



Figure 1 Location Plan. The subject building on the lot is highlighted in blue. Google Maps accessed 2026.



Heritage Listings

The place is listed on the following heritage lists.

- State Register of Heritage Places, Silver Chain Nursing League Building, Perth (1920) (Place No. 11451) – Registered 18 August 2025.
- City of Vincent Heritage List – Adopted 22 November 2025.



Background

The following historic background is taken from the *Silver Chain Nursing League Building* Assessment documentation for the place which was prepared by the Department of Planning, Lands and Heritage, with amendments and/or additions by the Heritage Council.

The Silver Chain Nursing League (Silver Chain) originated as a club run by Muriel Chase through the children's column in the Western Mail newspaper, under the pseudonym Aunt Mary. Children from across the state subscribed annually for one shilling with the funds used to aid other children in need. Silver Chain officially launched on 3 June 1905. The name represented the shillings contributed by its subscribers, who were called the 'links'. From this charitable beginning, the organisation shifted its focus to nursing, launching a campaign with Dr Gertrude Mead to bring a district nursing scheme to WA, inspired by the District Trained Nursing Society in South Australia.

In 1907 the first district nurse, Sister Copley, was employed by Silver Chain to provide healthcare to children and mothers in central Perth. Sister Copley was followed by Nurse Cherry (Frances Drew) in 1908, who later became the nursing superintendent. In 1910, the organisation employed a maternity nurse. Another district nurse was added in Fremantle in 1913. By 1919, Silver Chain had district nurses based in Fremantle, Leederville, North Perth, Cottesloe, and its original base in Perth. Silver Chain nurses did not charge for their services. Silver Chain's secretarial office was based in the basement of the West Australian Chambers on St George's Terrace, Perth at this time which was owned by the West Australian Newspapers.

The organisation considered opening a residential facility for expectant mothers in 1913. However, the residential concept did not come to fruition until 1916, and by then the focus had shifted to elderly patients (both single and married couples) who required fulltime care and could no longer live independently. While some residential facilities were available for elderly people, such as the Home of Peace in Subiaco, this was often full. The first cottage home, chosen by Dr Mead, was a leased c.1903 building on Wright Street, Highgate. Both Dr Mead and Mrs Chase were involved in the furnishing and maintenance of this home, and providing updates to Silver Chain's committee. This building is no longer extant.

In 1919, the Government granted Silver Chain additional land on the corner of Wright and Lincoln Streets, Highgate which allowed for an expansion of the existing complex. Five new buildings were officially opened in October 1920 as the first cottage homes built for aged people in WA. The central cottage was named after Dr Mead in recognition of her contribution to the organisation, following her death in 1919. This may have been the current extant building, which is all that remains of this first phase of development. Designed by architect A.B. Rieusset, the complex was described as:

a group of five separate buildings with spacious verandahs back and front, back verandahs really forming one continuous promenade, and a convenient means of communication between the matron's residence and the other cottages. Of these latter there are four each of two rooms.

By 1924, Silver Chain was managing the cottage homes, district nursing services (including nursing in conjunction with the Children's Hospital), a baby clinic held in the North Perth town hall, and the



Bush Nursing Society. The latter was established in 1921 to provide health care in regional areas using funds donated from the British Red Cross. Their first maternity hostel opened in Wyalkatchem the following year under this initiative.

The cottage homes complex further expanded in the 1920s, with new wings opened in August 1925 and July 1926. Nurse Cherry was later employed as the resident nurse to support the increase in patients, and she remained with Silver Chain until her death in 1941. A wing was dedicated to Nurse Cherry in 1946.

Despite financial struggles in the early 1930s, the complex continued to expand in this decade. Additional land was purchased to build another wing in 1937. Named after Muriel Chase, this accommodated four more residents. Various alterations were also undertaken to the existing buildings including new bathrooms and kitchens, and the former dining room was converted into a social area for residents.

The 1940s appear to be when the cottage homes complex became the unofficial Silver Chain headquarters, as most metropolitan district nurses were stationed there during the day. By 1944, there were 40 residents, many married couples. Silver Chain had also amalgamated with the Bush Nursing Society by this time. Wartime shortages meant there was little development of the cottage homes complex during this period, though a new dining room and two additional cottages were built in 1945. The complex also received donations of food, flowers, gifts to residents, entertainment, and assistance with raising funds.

Another home was added to the complex in 1952 which accommodated six additional residents and staff. By 1954, the complex accommodated 38 residents and was always full. Staff included a matron, nursing assistants, a senior relieving nurse, cook, maids, a handy man, and gardener. Another cottage funded by the Claremont Myola Club was built the following year, which increased patient numbers to 40.

A 1955 sewerage plan shows the layout of the cottage home complex at that time. The current extant building likely served as the entrance building to the wider complex, with two separate cottage homes flanking both sides. A larger, central building was connected via an extension of the rear gable roof. The building was also connected to the adjacent cottage homes through rear verandahs that were continuations of the roofs.

In 1955, new Commonwealth legislation allowed Silver Chain to claim a subsidy of 50% off its costs in constructing accommodation. This resulted in additional expansion to the complex in 1956-57, with resident numbers rising to 50, and the provision of a new room for domestic and nursing staff. The Silver Chain headquarters and administrative team moved into a new building within the cottage homes complex in 1957. Prior to this subsidy, Silver Chain relied heavily on donations. Provisions were left in wills for Silver Chain in some cases, including from cottage homes residents who had passed away.

The organisation further developed in the 1960s and 1970s, establishing their home help program in 1961 to provide domestic assistance, and they began providing additional education for their nurses. Two hospitals were established, one in Claremont (The Alfred Carson Hospital [1945] named after Silver Chain's first president) and the other in Hilton (1974, in collaboration with Fremantle



Hospital). In 1982, Silver Chain began a joint venture with the Cancer Council for a hospice program and also began employing male care aids for the first time.

The existing buildings at the Wright Street complex were deemed no longer adequate following this increase in activities, and in 1978 it was decided to demolish the majority of the buildings within the complex. The current extant building was retained, with the rear verandah, but the building it was connected to was demolished and replaced with a carpark. New facilities were built adjoining Lincoln Street and opened in December 1981. In 1985, Silver Chain relocated its headquarters to a new location on Sundercombe Street, Osborne Park, but the Wright Street complex was still in use.

The complex saw further development in the 1990s, with a new wing built adjoining the extant 1920 building and a portion of the southern wing demolished by 2000. Silver Chain occupied the complex until 2009, when it was purchased by Aegis Aged Care. The wider lot is Aegis Lincoln Park and offers accommodation for 46 residents. The 1920 building is currently (2025) vacant. In 2011, Silverchain Group merged with the South Australian Royal District Nursing Society. The organisation remains active and provides in home aged care services throughout Australia.



Figure 2 View of Silver Chain Nursing League Building. Image retrieved 2026 <https://silverchain.org.au/news/gertrude-mead-shaping-early-home-care>

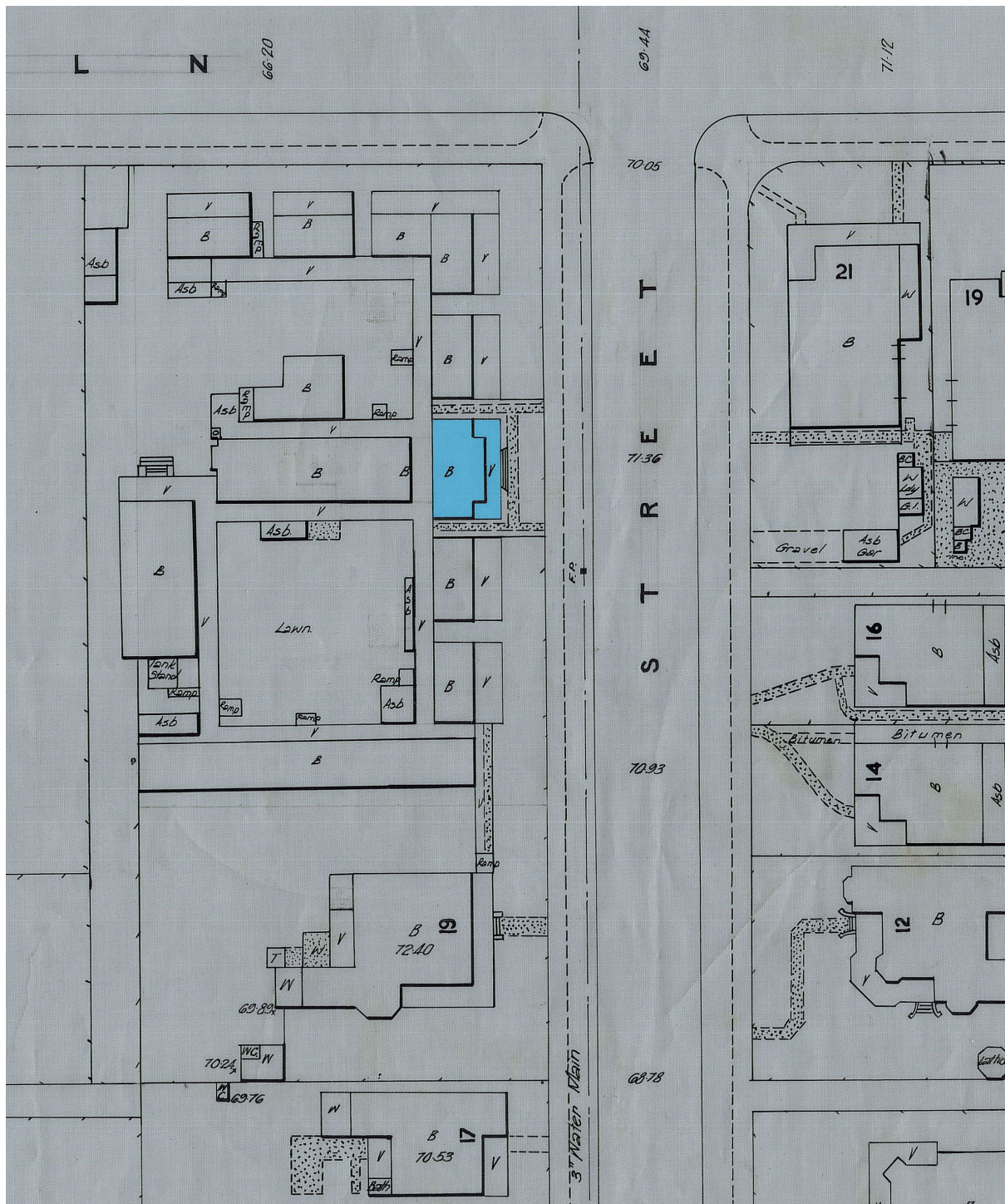


Figure 3 1955 Sewer plan with extant Silver Chain Nursing League Building highlighted in blue. SROWA series634 cons4156 item0102



Statement of Significance

The following statement of significance is taken from the State Register of Heritage Places assessment documentation.

Silver Chain Nursing League Building, Perth is a single-storey brick and tile building with elements of the Federation Queen Anne style constructed in 1920. The place has cultural heritage significance for the following reasons:

The place is closely linked to the services provided by Silver Chain, a private organisation established in WA in 1905 to support less fortunate families, providing nursing services from 1907. It was one of the earliest structures built for Silver Chain's cottage home complex, established at this location in 1916 to accommodate elderly patients who could no longer live independently (Factor A).

The place is an example of the type of facilities provided by Silver Chain, demonstrating the rise and growth of the organisation from its early beginnings in child health and maternity nursing, to its expansion into aged care. It is the only structure remaining from Silver Chain's previously expansive cottage homes complex (Factors B & D).

Representing an organisation primarily pioneered by, and employing, substantial numbers of women, the place is an important reminder of the contribution of women to the health and care system in Western Australia. Notable women associated with the establishment and growth of the organisation include Muriel Chase, Dr Gertrude Mead, and Frances Drew (Nurse Cherry) (Factors A & G).

The place is highly valued by the WA community for its strong association with the work of Silver Chain. From its charitable beginnings, Silver Chain provided a range of nursing services and facilities throughout the state since 1907 and remains a prominent organisation throughout Australia (Factor E).



Brief Description

The proposed work for Stage 1 includes the construction of a new 6 storey, 150 bed aged care building with basement parking, new link connections to the existing main entry & BOH areas and a realigned loading dock.

Proposals

The following work is based on the design review panel 2 drawing set prepared by Silver Thomas Hanley, Revision C February 2026.

A) Demolition.

- Demolition of 1957 & 1981 brick buildings to south of lot.

B) Construction.

- Construct new 6 storey, 150 bed aged care building with basement parking and new link connections to the existing main entry & BOH areas. (south of lot outside of registered curtilage)
- Construct realigned loading dock. (outside of registered curtilage)

C) Conservation.

- Removal of 'Elm' tree adjacent to south wall of Silver Chain Nursing League Building.
- Lower the ground level around the building so that the ground level is at least 200mm below the damp proof course, extending this clearance for a minimum width of 500 mm to the perimeter.
- Remove or relocate all reticulation away from building to ensure that no water spray impacts the fabric.
- Either reroof- replace tiles and rainwater goods or defer this to the next stage and undertake essential roof maintenance to ensure the roof is performing adequately and not letting water in. Inspect and replace damaged tiles, refix slipped tiles. Replace broken ridge tiles and repoint.
- Replace gutters.
- Ensure gutters are regularly cleaned and kept clear of leaves and debris to prevent water ingress and overflow;
- Ensure downpipes are connected and all water is discharged away from the building.
- Inspect that all flashings are performing adequately.
- Trim overhanging branches
- Attend to the roof leak over the WC area.



- Engage Structural engineer to advise on temporary propping and long-term stabilisation options. Undertake chimney stabilisation prior to works commencing on site.
- Reset loose bricks and repoint brick pointing where eroded. Ensure a lime-based mix to match the original composition. Tuckpointing repairs can be deferred to the future stages.
- Maintain joinery- Inspect and ensure that timber is not exposed to moisture- repaint to protect timbers, repair or replace cracked or loose putty around glass panes.
- Maintain pest treatment.
- Maintain security.
- Check & maintain weather seals to windows/doors.



Figure 4 South façade of *Silver Chain Nursing League Building* will not be impacted by the Stage 1 development, but conservation work including ground level reduction and tree removal will assist in maintaining the place. *Griffiths Architects March 2026*



Figure 5 East façade of *Silver Chain Nursing League Building* will not be impacted by the Stage 1 development, but conservation work will assist in maintaining the place. *Griffiths Architects March 2026*

Development Policy

The proposal has been assessed against the following relevant Policies outlined in the City of Vincent Local Planning Policy: Guidelines for Heritage Places

O5.1.1 Development maintains and enhances existing views and vistas to the principal facade(s) of the adjoining heritage listed place from the public realm.

The proposed Stage 1 development is located approximately 30 metres south of the *Silver Chain Nursing League Building*, a sufficient distance from the *Silver Chain Nursing League Building*, to have no meaningful impact on existing views and vistas to its principal façade.

From Wright Street the new six storey building replaces an existing two-storey built form. The current building at street level, does not provide views to *Lincoln Street Ventilation Stack*. As such, the new development does not introduce any additional visual impacts on the registered places and does not adversely affect the setting of the place.

The Stage 1 building replaces existing double story buildings at the site and the existing views to the *Silver Chain Nursing League Building* and *Lincoln Street Ventilation Stack* will be maintained.

The reduction of ground levels, together with the removal of a small tree located too close to the southern façade, will assist in protecting the significant fabric and enhance the view toward the *Silver Chain Nursing League Building* and the immediate setting of the place



Figure 6 View from Wright Street, East Elevation. *Drawings by STH Architects.*



Figure 7 Current view from Wright Street, East Elevation. *Google Streetview.*

O5.1.2. Development is of a scale and mass that respects the adjoining heritage listed place.

The proposed Stage 1 development replaces three existing double-storey buildings and one single-storey building on the southern portion of the site, an area currently characterised by bulk c1950/80's-built form and a service yard.

From Wright Street the new six storey building replaces an existing two-storey built form which, at street level, does not provide views to *Lincoln Street Ventilation Stack*. As such, the new development does not introduce any additional visual impacts on the registered places and does not adversely affect the setting of the place. The new development also sits below the height of the stack ensuring that stack remains the tallest structure, maintaining the landmark quality.



Figure 8 View from Wright Street, Northeast view of buildings to be removed and replaced. *Google Streetview.*

O5.1.3. New developments reinforce existing spatial and visual characteristics of the streetscape in which they are located.

The proposed building maintains the existing front setback condition from the street and mostly covers the existing footprints of the southern buildings to be demolished, with an increased setback at ground level from the south.

O5.1.4. Development on larger lots are designed to respect the traditional urban grain and rhythm of the streetscape character of the area including breaking up large frontages vertically, so they read as separate buildings and reflect the width of adjoining heritage places.

The proposed Stage 1 building retains the existing front setback to the street and largely occupies the footprint of the southern buildings to be removed, while increasing the ground level setback to the south to provide a resident courtyard.

The development responds to the established pattern of the streetscape by maintaining the prevailing front setback and consistent spacing relative to adjacent built form, thereby supporting the existing spatial and visual character.

The proposal adopts a contemporary architectural expression and does not imitate or replicate historic styles. It remains clearly distinguishable from *Silver Chain Nursing League Building* and from nearby heritage places within the broader context.



Impacts and Mitigation

In this section, the proposed works are assessed against the heritage values identified in the Statement of Significance for *Silver Chain Nursing League Building* to consider the impact that these works will have on the existing site and its heritage values.

Heritage values from Statement of Significance	Potential Impact Analysis	Mitigation
The place is closely linked to the services provided by Silver Chain, a private organisation established in WA in 1905 to support less fortunate families, providing nursing services from 1907. It was one of the earliest structures built for Silver Chain's cottage home complex, established at this location in 1916 to accommodate elderly patients who could no longer live independently. (Factor A).	The building has been vacant for some time. Future stages propose to return the Silver Chain Nursing League Building to active use, which will require more extensive refurbishment. The current conservation works are limited to maintaining the building's condition, improving ground-level conditions, and ensuring the building is watertight. These works will have minimal impact on the identified heritage value, as no substantive changes to the building are proposed. Instead, the maintenance and essential conservation measures will help prevent further deterioration, ensuring the building is preserved until a time when more substantial occupation happens.	Positive Impact.
The place is an example of the type of facilities provided by Silver Chain, demonstrating the rise and growth of the organisation from its early beginnings in child health and maternity nursing, to its expansion into aged care. It is the only structure remaining from Silver Chain's previously expansive cottage homes complex (Factors B & D).	The cottages that once formed the broader complex have long since been demolished, diminishing the ability to understand the place in its original context. The registered building is the only surviving early structure and will be retained. Its conservation supports the heritage value of the place by preserving the sole remaining physical evidence of Silver Chain's former cottage homes complex. Retaining this building enables the site's historical development to be understood	No mitigation required.



Heritage values from Statement of Significance	Potential Impact Analysis	Mitigation
	in a physical context. The former arrangement of the complex could also be communicated through on-site heritage interpretation.	
Representing an organisation primarily pioneered by, and employing, substantial numbers of women, the place is an important reminder of the contribution of women to the health and care system in Western Australia. Notable women associated with the establishment and growth of the organisation include Muriel Chase, Dr Gertrude Mead, and Frances Drew (Nurse Cherry) (Factors A & G).	This is a social value, and the works do not impact this value. This value would be better communicated through interpretation on site.	No impact.
The place is highly valued by the WA community for its strong association with the work of Silver Chain. From its charitable beginnings, Silver Chain provided a range of nursing services and facilities throughout the state since 1907 and remains a prominent organisation throughout Australia (Factor E).	This is a social value, and the works do not impact this value.	No impact.



Conclusion

When assessed against the heritage values of the place, the impacts are minimal.

The proposed landscaping and Stage 1 building form and setbacks ensure that the significance of the cottage is not adversely affected, and that it remains a significant feature within the northern portion of the site. The view toward the *Lincoln Street Ventilation Stack* is not impacted and the southern buildings to be removed date from c1957-1980's and are not within the Heritage curtilage, their removal has no impact on the heritage value of the site.

The proposed conservation works represent a positive outcome, maintaining the building fabric, preventing further deterioration, and preserving the place until it is returned to active use.



References

Heritage Advice No19 Wright Street, Highgate, July 2016, TPG

City of Vincent, Heritage List, 2025.

Heritage Council of Western Australia, Assessment Documentation for *Silver Chain Nursing League Building* August 2025.

Aegis Lincoln Park Design Review Panel. Drawing set dated Revision C 29 February 2026

End of Heritage Impact Statement