



SALAMANCA ARTS

ARTS RETAIL Information Kit

SALAMANCA ARTS CENTRE

03 6234 8414 | INFO@SAC.ORG.AU | WWW.SAC.ORG.AU
SALAMANCA ARTS CENTRE, 77 Salamanca Place, Hobart, Tasmania



INDEX

ABOUT Salamanca Arts Centre	3
Our Vision	3
Our Strategic Priorities	3
Our Purpose and Aims	3
Our Aims	3
Our Core Values	3
What SAC is and does	3 - 4

Arts Retail	5
Location	5
Size	5
Rent	6
Length of Residency	6
Facilities	6
Upgrades	6
Conditions	7

Plan	8
-------------	----------

Application & Assessment	9
Selection Criteria	9
Application	9
Assessment	9

For initial enquiries and further information please contact
Sheridan Legg, Operations Coordinator
at Salamanca Arts Centre:
77 Salamanca Place, Hobart, Tasmania 7000
03 6234 8414 | info@sac.org.au | www.sac.org.au

ABOUT

Our Vision

Enriching Community through Contemporary Arts Practice

Our Strategic Priorities

Salamanca Arts Centre (SAC) has identified four Strategic Priorities:

Our Support of Art and Artists
Our Buildings and how we use them
Our Capacity to Connect with Communities
Our Governance, Sustainability and Viability

Our Purpose and Aims

To enrich creativity throughout Tasmania.

We support contemporary artists with resources and opportunities to make new work, to engage with other artists and to share their practice with the world.

We enliven our spaces with activities of creating, innovating, making, communicating and connecting, to ensure the continuing relevant and value of the nationally significant Salamanca warehouses.

We enable diverse communities of artists, producers, audiences and visitors to engage with the arts in ways that enrich their lives and expand their vision.

Our Aims

SAC's aims are to enable artists to create new works of national significance, to enable artistic entrepreneurship, to manage our buildings responsibly and ethically, and, through respect, guidance and inspiration, to foster connections between artists and audiences. Central to achieving our Purpose are the individual artist's studios, our art and design retailers and other arts organisations who choose to make their home within Salamanca Arts Centre's buildings and beyond, through our programs and support.

Our Core Values

In everything that SAC does, we adhere to the core organisational values of:
Stewardship
Diversity
Integrity
Excellence
Dynamism

What SAC is and does

Salamanca Arts Centre (SAC) is a not-for-profit Arts Centre formed in 1975 as an incorporated association and established in 1977 in buildings owned by the Government of Tasmania and leased to SAC to manage as a Community Arts Centre. In 2009 Salamanca Arts Centre became a Company Incorporated by Guarantee.

SAC will continuously strive to be locally valued and universally recognised for our support of artists and the development and presentation of new works of national significance.

SAC is the custodian of seven heritage buildings and manages these buildings on behalf of the people of Tasmania. SAC is home to studio artists in residence, numerous arts organisations working across the visual and performing arts, festivals & events, literature, writing & film, and to designers, makers, retailers of, and commercial galleries for contemporary art and design.

SAC also manages a suite of venues including the [Peacock Theatre](#), [Long Gallery](#), [the Founders Room](#), [Sidespace Gallery](#), [Kelly's Garden](#), [Courtyard](#), [Top Gallery](#) and the [Lightbox](#). Our venues showcase SAC's curated and programmed events as well as our Access Programs for community and independent performances, art exhibitions and other arts themed events and projects.

Operating parallel to the management of the buildings and venues, SAC works with local, interstate and international artists, working across all art forms, to conceive and develop new works, and to present those works to local and visiting audiences. We work to connect the local and the global.

The staff at SAC are a team of dedicated, passionate and committed arts administrators, whose collective skills, qualifications and experience are invested into supporting artists to realise their creative endeavours and to generate a livelihood from their art practice.

SAC's arts and public programs are supported by Arts Tasmania, City of Hobart, Australia Council for the Arts, and philanthropic trusts, donors and sponsors. An estimated 280,000+ visitors and locals pass through SAC's doors every year, visiting galleries, exhibitions, performances and community events.

Approximately 200 people are now directly employed by the 60 arts organisations based at SAC. These organisations, resident artists, retail galleries and their activities collectively contribute an estimated \$50M annually to the Tasmanian economy. An estimated 6000+ artists are represented across a year through the combined activities of all SAC's resident organisations, venues, events, exhibitions, projects, residencies and memberships.

An estimated 6000+ artists are represented across a year through the combined activities of all SAC's resident organisations, venues, events, exhibitions, projects, residencies and memberships.

ARTS RETAIL

SAC's Arts Retail Spaces evolved with the objective of providing subsidised retail space for emerging, mid career and established art and design businesses, who share and demonstrate SAC's purpose and aims of supporting local artists.

Location

SAC Arts Retail Spaces are located on the Ground Floor in the Addison, Young, Morrison and Willis Buildings and on Level 1 in the Young Building.

The majority of the Arts Retail Spaces are accessed via the Young Alcove or the Morrison Alcove.

Depending on the exact location, some Arts Retail Spaces have windows that overlook Salamanca Place, Woobys Lane or Kelly's Lane.

IN 2019, several Spaces were re-zoned from Arts Retail to Courtyard Workshop.

The Arts Retail Spaces include:

- **Space 003**
- **Space 005**
- **Space 006**
- **Space 007**
- **Space 008**
- **Space 009**
- **Space 010**
- **Space 014**
- **Space 015**
- **Space 016**
- **Space 020**
- **Space 021**
- **Space 109**

Size

The Arts Retail Spaces vary in size and configuration depending on their location within the building.

The size of each Courtyard Workshop Spaces is:

- **Space 011** **38m²**
- **Space 012** **22m²**
- **Space 017** **26m²**
- **Space 022** **42m²**
- **Space 024** **26m²**

The size of each Arts Retail Space is:

- **Space 003** **19m²**
- **Space 005** **23m²**
- **Space 006** **11m²**
- **Space 007** **30m²**
- **Space 008** **11m²**
- **Space 009** **23m²**
- **Space 010** **23m²**
- **Space 014** **25m²**
- **Space 015** **15m²**
- **Space 016** **22m²**
- **Space 020** **52.5m²**
- **Space 021** **46m²**
- **Space 109** **125m²**

Rent

The rent for each Arts Retail Space is based on valuation in accordance with size, location and amenities offered.

Rent includes both GST and outgoings (electricity usage & water etc.). CPI and Market Rent Evaluation increases are applied to rent accordingly. CPI and Market Rent Valuation increases are applied on 1st March of any relevant year.

Rent is payable monthly in advance, and is due on the first day of each month.

Bond equivalent of one month's rent is required.

Length of Residency

Successful Applicants are offered a five-year term in which to consolidate their practice within the context of the SAC environment.

Artist can then apply for further five-year terms.

Shorter terms may be offered in special circumstances.

Facilities

Arts Retail Spaces include the following facilities:

- NBN Connection Ready
- Fluorescent and natural light, with at least one window
- 24 hour access
- Security Patrolled
- Shared sink / cleaning facilities
- Shared unisex toilet facilities
- Access to Meeting Room at Not-for-Profit Rates
- Access to photocopying / laminating facilities via SAC Administration. Charged at reduced rates

Upgrades

Arts Retailers are expected to contribute to the upgrades to their Retail Spaces. A Project Plan, including timeline and budget, for any proposed upgrades to Retail Spaces must be submitted to / and approved by SAC prior to the commencement of any works.

All upgrades to Retail Spaces must be in harmony with the modern industrial aesthetic of the existing building fabric.

- Façade must comprise 40% glass minimum;
- Existing building fabric must remain exposed to facilitate interpretation;

- Façade finishes are to be painted metal or painted wood, unpainted natural wood or galvanized metal. Painted surfaces to be finished in low sheen charcoal only; • Internal wall surfaces are to be white unless by prior SAC approval;
- Ceiling finish to be left untouched (unless previously painted in off-white or charcoal);
- Flooring alterations must preserve existing features, ie. Expose if safe to do so or cover with underlay and carpet (charcoal or sandstone colour);
- Lighting shall be environmentally sustainable.
- All Arts Retail spaces are for retail purposes only – they are NOT residential.
- Smoking is NOT permitted anywhere at SAC.
- Arts Retailers are responsible for the cleaning of their own Space. Common areas will be cleaned by a SAC employed cleaner.
- Not all Arts Retail Spaces are 100% sound proof, so there may be some sound bleed between adjacent spaces. Residents must ensure that noise is not excessive and does not disturb other residents.
- All Arts Retail Spaces are NBN Connection Ready. However it is the responsibility of the Residents to arrange connection and pay for phone / data packages via their chosen provider.

For more details and the guidelines please contact the Buildings & Facilities Manager.

Conditions

- SAC Retail Spaces are dedicated to and specialise in the promotion, exhibition and sale of contemporary Tasmanian arts and design, with minimum 70% Tasmanian Stock.
- SAC Retail Spaces must contribute to the diversity or representation of artforms with SAC.
- Arts Retailers are expected to open a **minimum** of 36 hours per week, between the hours of 9:00am - 5:00pm (SAC Centre Opening Hours), except during periods of illness or reasonable holidays.
- Arts Retailers are advised to have Public Liability Insurance cover (\$10 million dollar cover), and Contents Insurance for their personal items and stock.

PLAN

Plan showing the Spaces zoned for Arts Retail and Courtyard Workshops.



APPLICATION & ASSESSMENT

For all initial enquiries please contact the Operations Coordinator via email:
info@sac.org.au

Or consult the SAC website for available Arts Retail Spaces:
www.salarts.org.au/available-spaces/

Selection Criteria

All Applications are assessed via the following Selection Criteria:

1. The Applicant will contribute to the diversity and representation of art forms at Salamanca Arts Centre.
2. The Applicant creates / showcases work that is unique and of a high quality, showcasing excellence in an art form.
3. The Applicant supports Tasmanian Artists by showcasing work that is Tasmanian made / designed (minimum requirement 70%) .
4. The Applicant will be financially viable for the duration of their proposed period of Residency, as is evident in their Business Plan and Financial Objectives.
5. The Applicant will ensure their Arts Retail Space is open a minimum of 36 hours per week, between the hours of 9:00am - 5:00pm (SAC Centre Opening Hours).
6. The Applicant will positively support and actively contribute to the collegiate nature, daily life and public image of Salamanca Arts Centre.

7. The Applicant has clear marketing objectives, which includes digital strategies, as is evident in their Business Plan.

8. The Applicant will maintain and upgrade their premises in line with SAC's Guidelines throughout the Residency.

Application

All applications for the Courtyard Workshops must be submitted online via the SAC website.

Applications by any other means will not be accepted.

Assessment

All Applications will be considered by the SAC Tenancy Assessment Panel.

Applicants will be notified of the outcome of their Application via email.

All decisions are final and no further correspondence will be entered into.

Please note that the application process is highly competitive.