

# Salamanca Arts Centre

## *SAC Retail Spaces* Information Kit

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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.

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### **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.

### **Size**

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

The size of each Arts Retail Space is:

- **Space 003 19m<sup>2</sup>**

- **Space 005 23m<sup>2</sup>**
- **Space 006 11m<sup>2</sup>**
- **Space 007 30m<sup>2</sup>**
- **Space 008 11m<sup>2</sup>**
- **Space 009 23m<sup>2</sup>**
- **Space 010 23m<sup>2</sup>**
- **Space 014 25m<sup>2</sup>**
- **Space 015 15m<sup>2</sup>**
- **Space 016 22m<sup>2</sup>**
- **Space 020 52.5m<sup>2</sup>**
- **Space 021 46m<sup>2</sup>**
- **Space 109 125m<sup>2</sup>**

### **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 certain outgoings. CPI and Market Rent Valuation increases are applied to rent accordingly on 1<sup>st</sup> 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 / LED and natural light, with at least one window
- 24 hour access
- Security Patrolled
- Shared kitchenette 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.

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.
- 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.
- Arts Retailers must have plate glass insurance, Public Liability Insurance cover (\$10 million dollar cover), and are advised to have Contents Insurance for their personal items and stock.

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



## **Application and Assessment**

### **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 SAC Retail Spaces 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.

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For all initial enquiries about SAC Retail Spaces, please contact the Operations Coordinator via email: [info@sac.org.au](mailto:info@sac.org.au)

Or consult the SAC website for available Retail Spaces:  
<https://www.sac.org.au/opportunities/>

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