Northern Rivers Community Gallery
& Ignite Studios

creative studio spaces

TERMS & CONDITIONS

A CULTURAL INITIATIVE
of Ballina Shire Council

ignite studios studio rental **TERMS & CONDITIONS**

Northern Rivers Community Gallery & Ignite Studios

ABOUT IGNITE STUDIOS

***Ignite Studios** is part of the Northern Rivers Community Gallery (NRCG), a community-engaged arts precinct, owned and operated by Ballina Shire Council.*

Located in the heart of the Ballina CBD, adjacent to the NRCG and housed in the historic former Ballina Fire Station, Ignite Studios provides shared spaces supporting the development and participation of creative pursuits. Facilities include creative studios, a visiting artist-in-residence (AiR) studio, a ceramics facility and two accessible spaces for workshops, creative events, pop-up exhibitions, meetings and special projects.

The creative studios pertaining to these Terms & Conditions are designated as Studios 1 and 2. These spaces utilise the original residential living area and are 14m2 each. The studio spaces are available for a six or twelve month lease to creative practitioners from Ballina Shire, Northern Rivers and across NSW.

Applications are open to:

- Creative practitioners from all disciplines, including but not limited to design, visual arts, digital media, photography, performance, film, music and writing.
- Small independent creative industry organisations including but not limited to design, architecture, film, music, arts administrators, curators etc.
- Creative practitioners from all career-stages.
- Applicants must be 18 years of age or above.

ABOUT THE SPACES

The creative studios are designed to encourage co-working and an open platform for professional development and opportunity. Providing access to shared creative spaces, Ignite Studios aims to support and nurture innovative arts and creative industry through:

- Provision of subsidised workspaces
- Enabling creative projects and/or creative start-ups
- Networking artists with arts influencers, local communities and peers through NRCG annual program
- Building a hub for creative industry and ideas

STUDIO INCLUSIONS

- Empty space with basic lighting/power outlets and picture rails
- All outgoings including electricity/water*
- Outdoor cold water wash basin area
- Private lockable studio spaces
- 24 hour access
- Air conditioning
- Bathroom facilities
- Up to 7 days' use of Ignite Studios workshop space(s) for creative projects (with prior approval and subject to certain conditions, and min 12 month studio occupation.)
- Cross promotion in NRCG online marketing (when applicable)
- Wheelchair access
- Professional development and networking opportunities through the annual NRCG program and other special events
- Standard waste collection and grounds maintenance
- Initial 6 or 12 month lease period with possibility to renew
- Ample street parking

** exception for high power consumption equipment such as kilns. Usage would be metered and charged at an additional cost based on monthly usage.*

Conditional Inclusions

- Basic kitchenette
- Wireless internet is installed for Gallery programs and studio tenants can utilise free of charge when available. (Note: this is a courtesy and not included in the lease agreement).
- Studio tenants can utilise additional spaces, to run workshops or special projects for an additional fee. (Note: standard workshop space hire fees are applicable).
- An electric kiln and potters wheels are available for hire. (Note: conditions for use and fees apply).

FEES

Studio space rental is paid monthly in advance and a Direct Debit from a nominated bank account will be required to be set-up at time of signing the agreement. A security deposit equivalent to 4 weeks rent will be required.

Studio tenants can access workshop or ceramics studio when available for additional fees.

Refer to the Gallery website for current fees and charges.

Ballina Shire Council adjusts fees and charges annually. Any fee changes affecting Ignite Studios facilities will be communicated to tenants as early as possible, and come into affect from 1 July each year.

STUDIO AGREEMENT

Studio tenants will be issued with a Studio Agreement governing all aspects of their access to the Ignite Studio facilities.

As the building is heritage listed, access and use will be in accordance with certain prescribed conditions - for example drilling into, modifying or fixing on to the walls is prohibited.

In addition to these conditions, the general terms of the agreement will include the following:

- The tenant will indemnify and keep indemnified Ballina Shire Council and NRCG, its officers, agents and contractors against all liability for death or injury to persons or loss of or damage to property (including property of BSC and NRCG) and all actions, claims, demands, losses, damages, costs and expenses which may be suffered or sustained pursuant to their Studio Rental Agreement.
- This indemnity will also apply to any persons and property that is on site at Ignite Studios or NRCG as a consequence of the actions of the tenant either pursuant to or in breach of the conditions of their Studio Agreement.
- Tenants must have their own Public Liability insurance with cover to the value of $20 million.
- The Tenant agrees to comply with all necessary workplace health and safety (WHS) laws and regulations, and comply with all WHS policies communicated by NRCG staff.
- Access is available 24/7.
- Tenants will be considerate of others using the space in terms of noise, and may be required to use headphones to limit noise from music, phone calls or other audio that could be disturbing to other users of the facility.
- Standard residential noise restrictions apply after 10pm seven days a week.
- The studio spaces are not open to the general public except for open days or special events specified and organised by or with the approval of NRCG.
- Tenants are responsible for ensuring the premises are fully secure on leaving the facility, managing waste collection and for keeping their studio clean and tidy at all times.
- Tenants are to work within their nominated studio unless an alternative arrangement has been made with NRCG management.
- Studios cannot be utilized for industrial or semi-industrial creative processes, retail sales outlet, public events, or unlicensed alcohol sales.

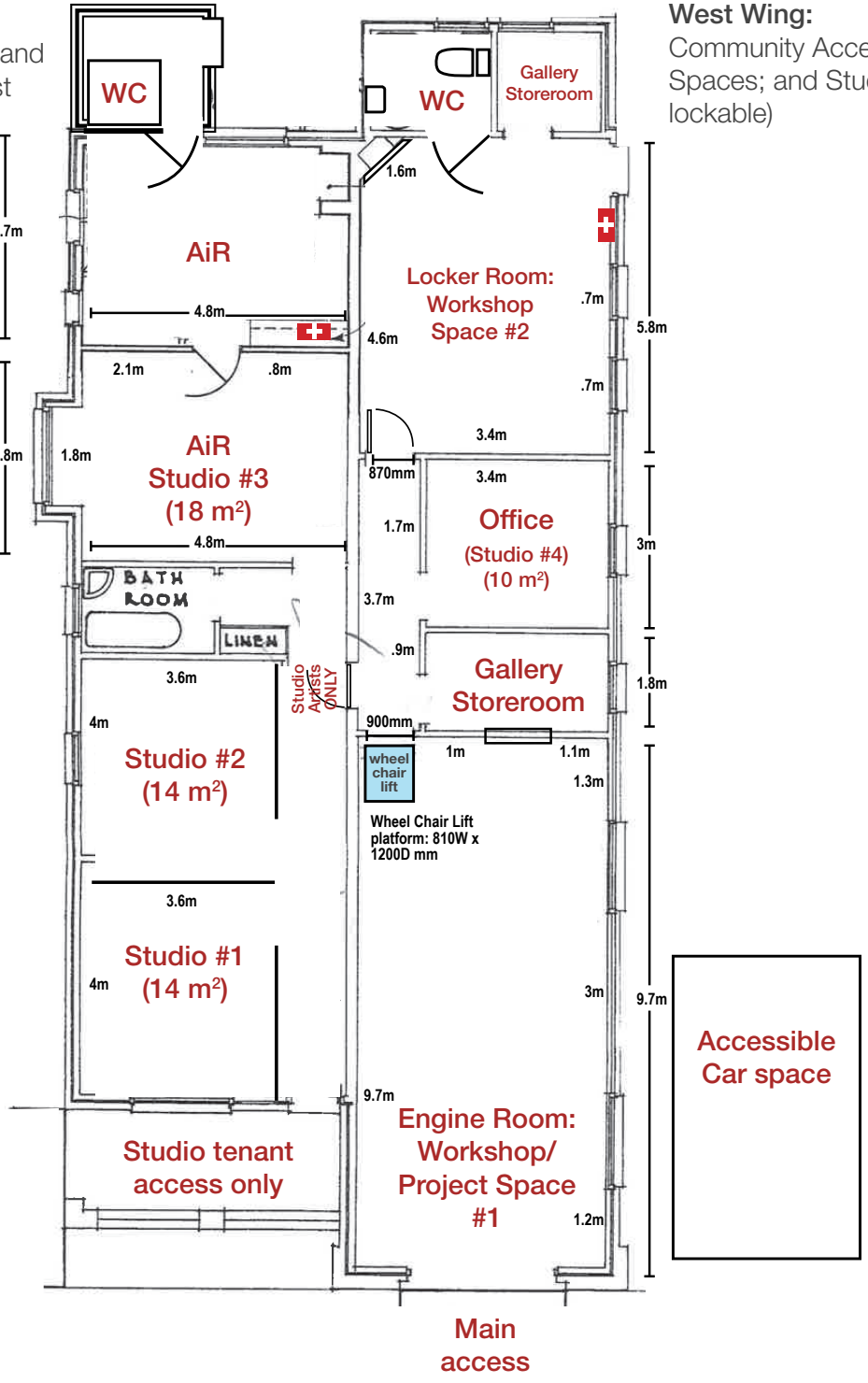
SELECTION CRITERIA

In the allocation of studios NRCG will consider a mix of art forms, career stage and studio experience within the facility, in order to encourage diversity, dialogue, exchange and innovation. Key selection criteria will be based on:

- Quality of work or projects and originality of ideas
- Value of a studio to the development of the practitioner
- Suitability of creative activity for a studio space in a facility shared with others
- Commitment of time to using the studio

FLOOR PLAN

Eastern wing is accessible to studio tenants only. All community access spaces are on the Western wing of the facility.

East Wing:
Studio tenants and Residency Artist Spaces ONLY

West Wing:
Community Access Spaces; and Studio #4 (fully lockable)