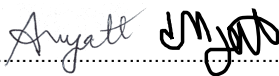


AMENITY AND AESTHETICS ASSESSMENT APPLICATION

Contact Council if you have any specific enquiries regarding fees or how to complete this form. Type or print clearly and select boxes where applicable. Enter "n/a" if the question does not apply.

	APPLICANT DETAILS:	
	Applicant's Name Anthony and Karen Myatt	
	Contact Person Anthony Myatt	Your Ref
	Postal address Parcel Collect 10176 46817	
	78 Huesman Street	
	Locality / Town Mount Perry	State QLD Postcode 4671
	Contact phone 0403779917	
	Contact fax	Email opieinoz@gmail.com
APPLICANT'S SIGNATURE  Date 02/06/2023		
Address	PROPERTY DETAILS: (for relocated structures this is the site the structure is being relocated to)	
	Physical Street Address: Lot 4 Annie Street	
	Locality / Town Mount Perry	
	Lot no: Lot 4	Registered plan SP209636
	Description of property: (eg. residential, vacant, industrial, etc) Vacant Land in Residential Area	
	APPLICATION DETAILS:	
	Has the building application been lodged? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Date of lodgement	
	Building Certifier	Engagement Date
	Postal Address	
	Phone	Email
Proposal Details (tick applicable boxes)	DESCRIPTION OF PROPOSED BUILDING WORKS:	
	<input checked="" type="checkbox"/> New Dwelling <input type="checkbox"/> Dwelling Alteration <input type="checkbox"/> Commercial <input type="checkbox"/> Relocated building	
	<input checked="" type="checkbox"/> Shipping Container / Railway Wagon <input type="checkbox"/> Other	
	What is the intended use of the structure?	
	Long term permanent residential	
	Description of building materials (eg steel, timber, aluminium)	
	External walls	Metal
	Roof Covering	Metal
	Description of locality (eg residential, rural, commercial)	
	Residential	

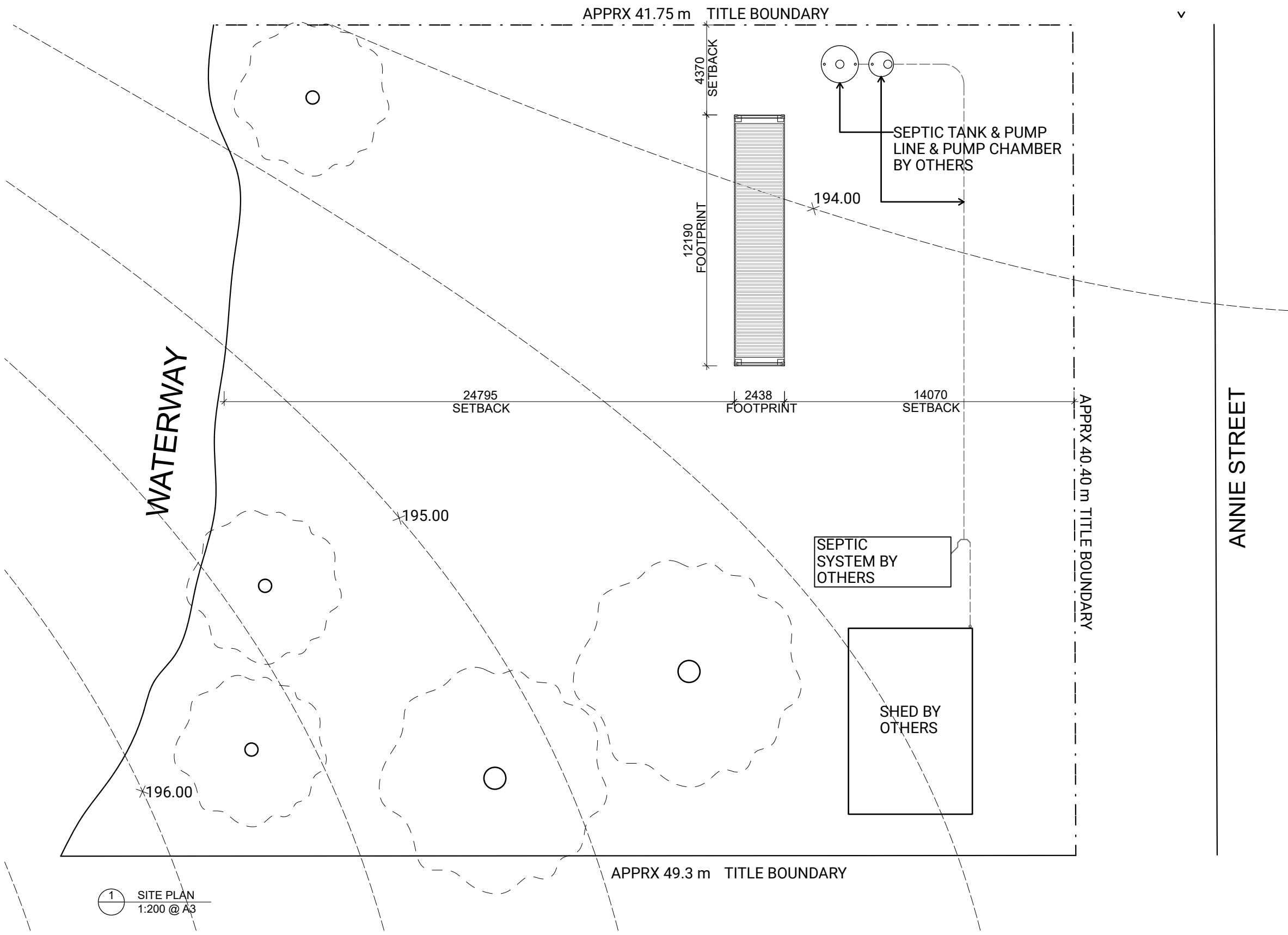
Information Privacy Act Collection Notice

North Burnett Regional Council is collecting this information in order to process your application. This information will not be disclosed to any third party without your written or verbal authorisation unless required by law.

	Relocated building Is the building located from within the North Burnett Regional Council area Yes / <input checked="" type="checkbox"/> No Is the building located from outside the North Burnett Regional Council area <input checked="" type="checkbox"/> Yes / No		
	What is the distance (in metres) is the proposed structure		
	• from the front boundary? (NB. this is to your front boundary, not the kerb)	<u>14.070</u>	m
	• from the side boundary?	<u>4.370</u>	m
	• from the rear boundary?	<u>24.795</u>	m
	What are the proposed dimensions and Gross Floor Area (GFA) m²? (dimensions -. height, length, width) External Height 2.896, Length 12.192, Width 2.438, GFA 29.724		
Written comments to support the request – consideration to requirements set out in North Burnett Regional Planning Scheme	JUSTIFICATION:		
	Our shipping container home is being designed and built to a very high standard. It is being set back considerably from the front boundary and comprehensive landscaping will be carried out around the dwelling wherein once established the home will not be visible from the street or adjacent neighbours.		
	The home will be thermally and energy efficient with comprehensive insulation, an advanced ventilation system, double glazing and solar and battery storage. It will also present as a contemporary building as opposed to a container. It will be manufactured from a single trip container. Engineering certificate will be provided.		
	Have you explored alternative locations for the structure? Please outline.		
	Given the limited size of the lot, there is no scope for an alternative. This style and size of home is in keeping with our minimalist lifestyle and desire for a small dwelling.		
Proposal Details (tick applicable boxes)	INFORMATION TO BE SUBMITTED WITH APPLICATION:		
	<input checked="" type="checkbox"/> Site Plan (inc. existing buildings on-site, distances to all boundaries for all structures).		
	<input checked="" type="checkbox"/> Building Plans (e.g. proposed floor plans, existing floor plans, elevations).		
	<input checked="" type="checkbox"/> Additional details to further support your request.		
	<input checked="" type="checkbox"/> For a relocated / resited building, shipping container, railway carriage, metal clad structure or the like, multiple photographs depicting the condition of the exterior of the building/structure must be submitted with this application.		
	<input type="checkbox"/> Copy of building application (including forms and acknowledgement notice lodged with certifier (only if a building application has already been lodged with a Private Certifier).		
	<input type="checkbox"/> Additional information as required by the assessing officer		
	OFFICE USE ONLY		
	Total	Receipt No	Date / /

Information Privacy Act Collection Notice

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1 SITE PLAN
1:200 @ A3

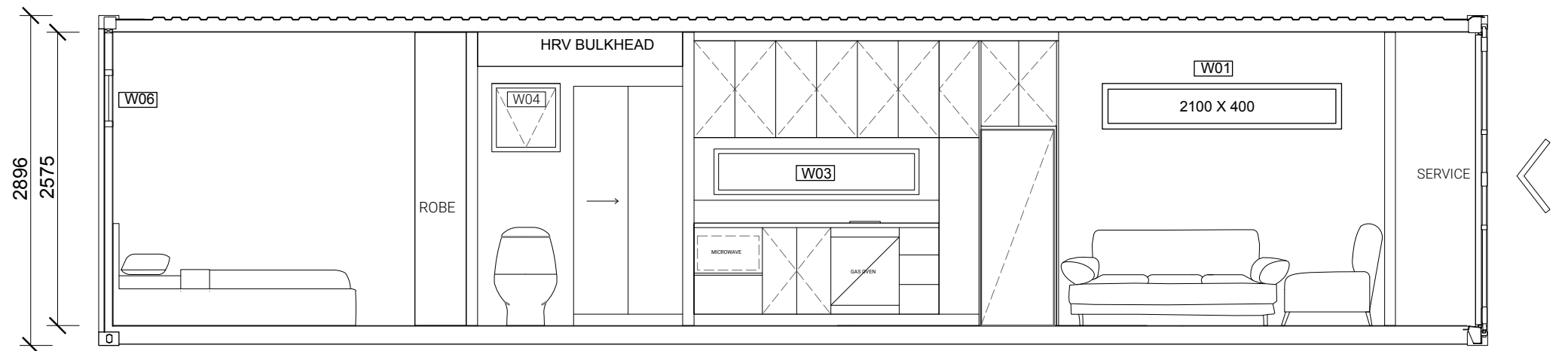


Notes

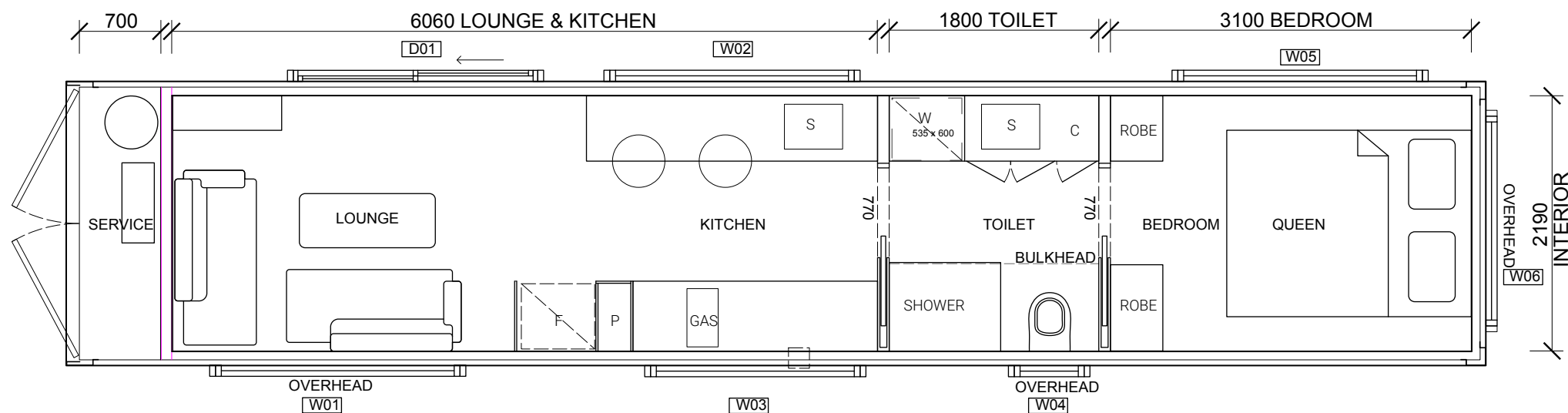
1. ALL DIMENSIONS & LEVELS TO BE VERIFIED PRIOR TO COMMENCEMENT OF THE WORKS.
2. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSION.
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.
4. THESE DRAWINGS ARE THE PROPERTY OF SONIC STEEL & SHALL NOT BE USED, COPIED OR ALTERED IN ANY MANNER UNLESS WRITTEN PERMISSION IS OBTAINED FROM SONIC STEEL.

PROJECT	DRAWING TITLE	LEGEND
	ANTHONY & KAREN MYATT	
LOCATION	DRAWING NO.	
	DATE	
	SCALE	
	REVISION	
LOT 4 ON SP209636 ANNIE STREET. MOUNT PERRY		

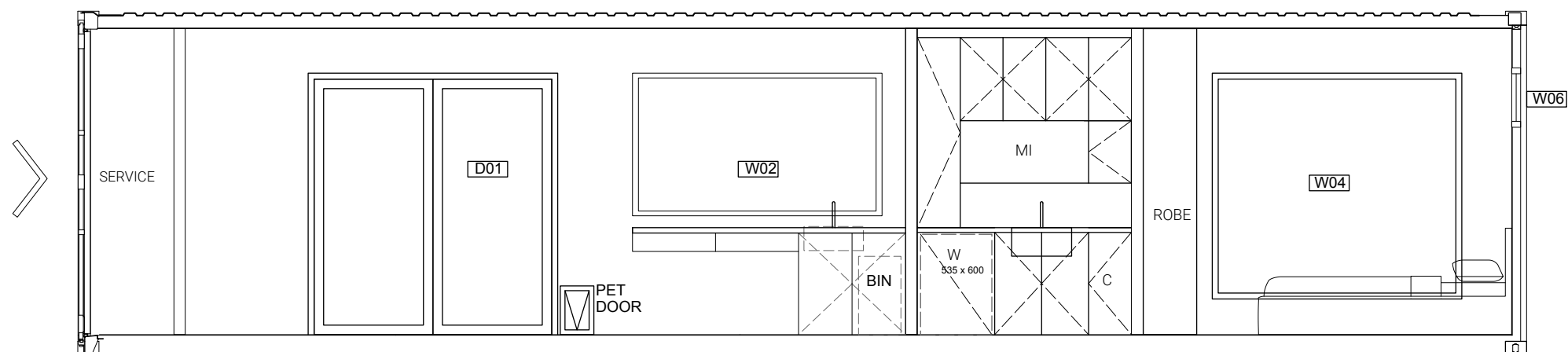
LEGEND	PRELIMINARY SITE PLAN
	A01
	01.06.2023
	1:200 @ A3
	01



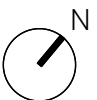
2 SECTION
1:50 @ A3



1 GROUND FLOOR PLAN
1:50 @ A3



3 SECTION
1:50 @ A3



Notes

1. ALL DIMENSIONS & LEVELS TO BE VERIFIED PRIOR TO COMMENCEMENT OF THE WORKS.
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PROJECT

ANTHONY & KAREN MYATT

LOCATION

LOT 4 ON SP209636
ANNIE STREET, MOUNT PERRY

**DRAWING
TITLE**

DRAWING NO.

DATE

SCALE

REVISION

**PRELIMINARY
PLAN & SECTIONS**

A02

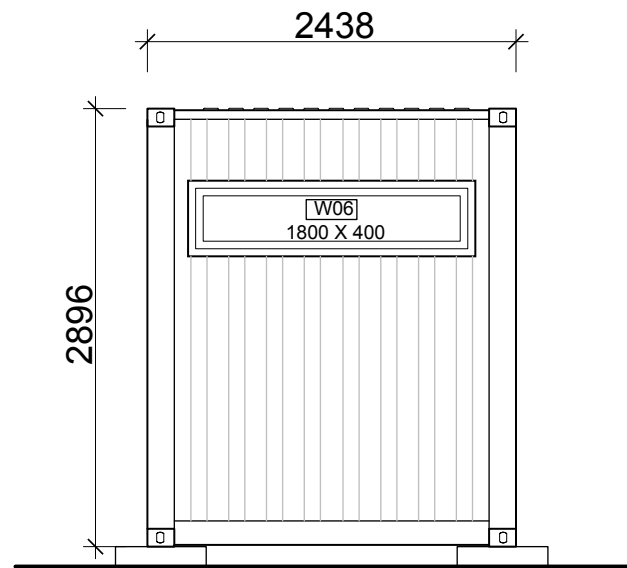
01.06.2023

1:50 @ A3

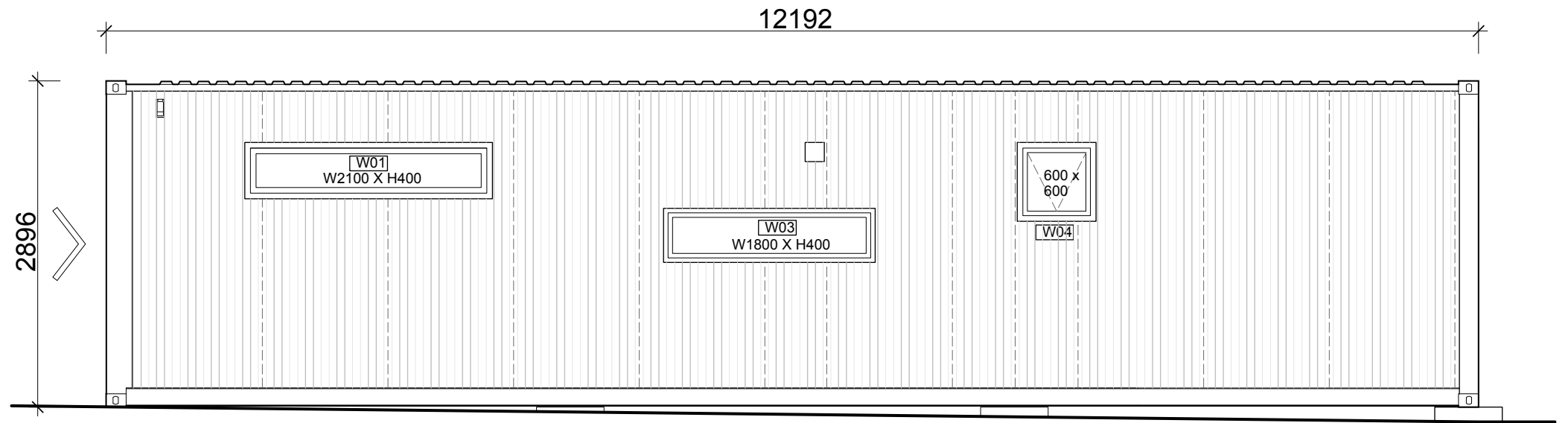
02

LEGEND

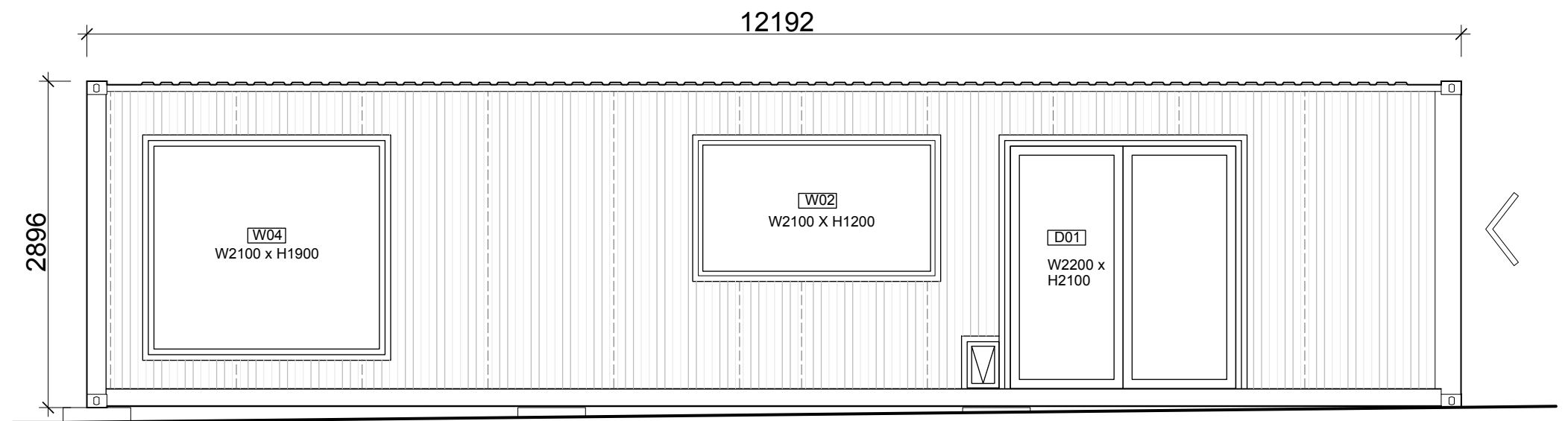
ALL WINDOWS AND DOORS ARE DOUBLE-GLAZED



3 NORTH ELEVATION
1:50 @ A3



2 EAST ELEVATION
1:50 @ A3



1 WEST ELEVATION
1:50 @ A3

Notes

1. ALL DIMENSIONS & LEVELS TO BE VERIFIED PRIOR TO COMMENCEMENT OF THE WORKS.
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4. THESE DRAWINGS ARE THE PROPERTY OF SONIC STEEL & SHALL NOT BE USED, COPIED OR ALTERED IN ANY MANNER UNLESS WRITTEN PERMISSION IS OBTAINED FROM SONIC STEEL.

PROJECT

ANTHONY & KAREN MYATT

LOCATION

LOT 4 ON SP209636
ANNIE STREET. MOUNT PERRY

**DRAWING
TITLE**

DRAWING NO.

DATE

SCALE

REVISION

**PRELIMINARY
ELEVATIONS**

A03

01.06.2023

1:50 @ A3

02

LEGEND

ALL WINDOWS AND DOORS ARE DOUBLE-GLAZED



Sonic Container Homes

Designed and built by Sonic Steel

Sonic Steel has been a specialist in the shipping container industry since 2014. Sonic Container Homes is a product of both skills and experience earned along those years, combined with creativity and innovation. We bring the knowledge across from our architectural background, and fuse it with our technical craftsmanship to form living spaces that truly represent who we are and what we believe in: Quality.



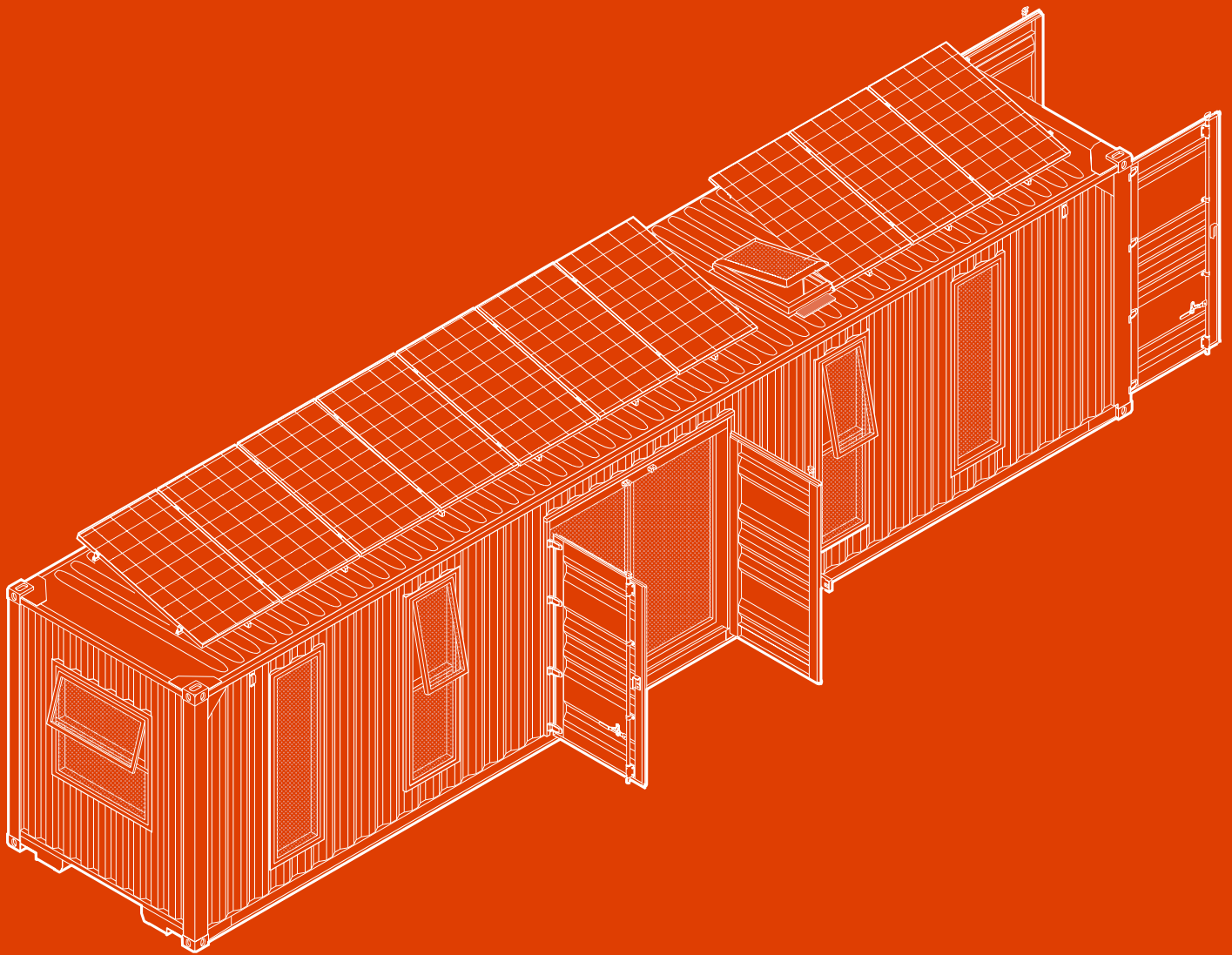
Container
Homes
Specialists

Ver.05052023

All prices will be based on the latest version.



8 Centro Court Brooklyn, Vic 3012
0431 059 331
enquiry@sonicsteel.com.au
www.sonicsteel.com.au



4	Container Homes
6	VenSulation System
8	Why Sonic Steel?
10	Mark I
12	Mark III
16	Mark IV
22	Mark V
24	Mark VI
28	Models
30	Inclusions
32	FAQs
36	Associated Partners



WHY CONTAINER HOMES?

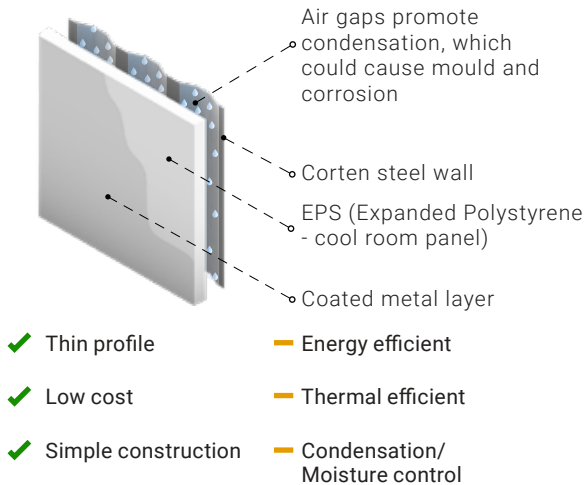
Containers offer great structural stability as well as endurance in all weather conditions. For those of us that choose to live in a container home, we often have what it takes to be different, to be creative and sometimes even unique, not just in the way we live but also in the way we do things. A container is by no means the best form of homes, but rather one that suits. Architecturally designed, innovative, simple.

CONTAINER HOMES

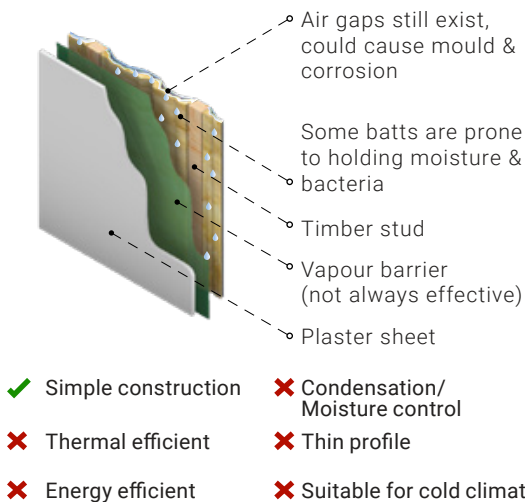
Sonic Steel Team ▲
Melbourne Tiny Home Expo ▲
Sydney Tiny Home Expo ▲

CONTAINER HOME 101

COOL ROOM PANEL INSULATION



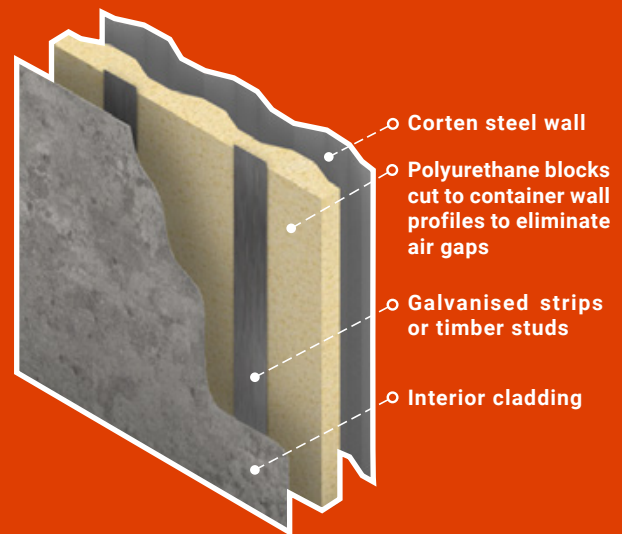
STUD WALL + BATTS INSULATION



An effective insulation system for container homes needs to both eliminate air gaps (potentially moisture) within the wall/roof and incorporate a ventilation system for the excess moisture to escape. These are the foundations of our system.

Even though many would love to live in a container home, only some are aware of its inherent issues, and even fewer know how to address them: INSULATION and VENTILATION. Sounds simple? Not quite! Insulating a container is not just for the sake of keeping out the heat or cold, nor is it the same as a conventional home.

Containers **CONDENSATE**; and where there are excess moisture and temperature differences, water droplets can form on the surface of the wall and roof panels, both interior and exterior. Unless the moisture can evaporate (or run-off through weep holes like in houses), the risk of mould growth is foreseeable.

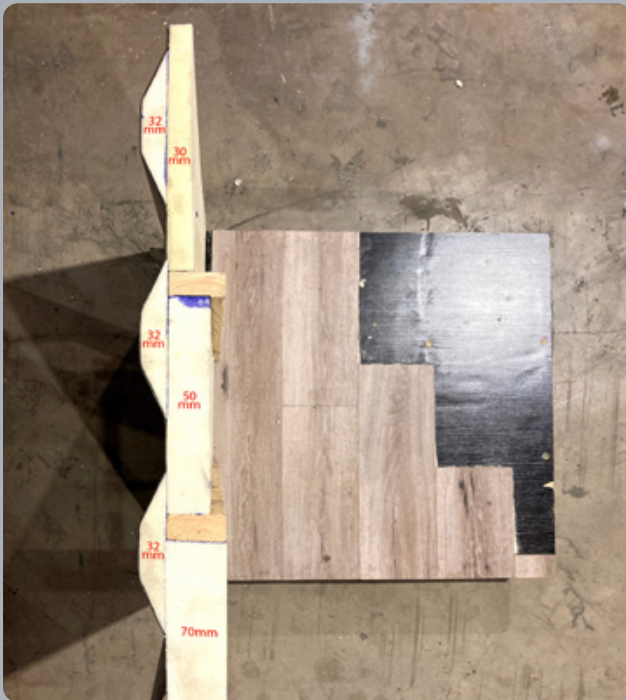
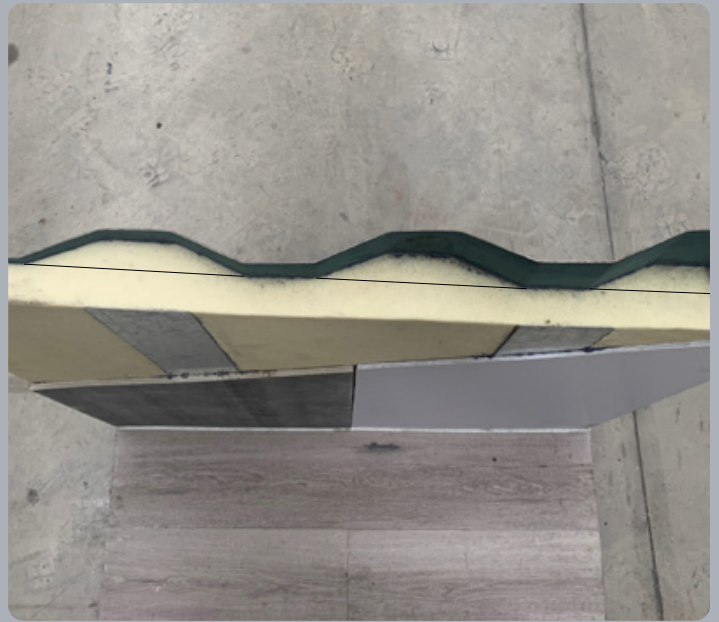


SONIC STEEL'S UNIQUE INSULATION

- ✓ Condensation/Moisture control
- ✓ Thin profile
- ✓ Thermal control
- ✓ Energy efficiency
- ✓ Suitable for cold climate

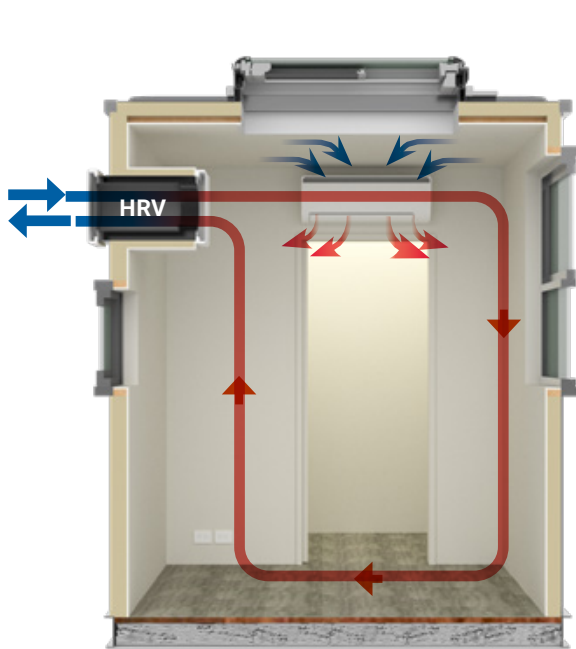
Polyurethane insulation has nearly double the R-value compared to EPS insulation of the same thickness.

Instead of using coolroom panels or conventional batts or spray foam for insulation, we CNC cut cured polyurethane blocks (one of the best thermal insulators) into the same profiles as the wall panel's corrugations. We also offer additional underfloor insulation and on the ceiling to ensure maximum comfort. We use galvanised steel strips as 'studs' or timber studs for fixtures. Electrical cables are run in the grooves within the foam, and the interior finishes could be plaster boards, cement sheets or PVC foam, etc. We use liquid polyurethane to glue all of the components together.

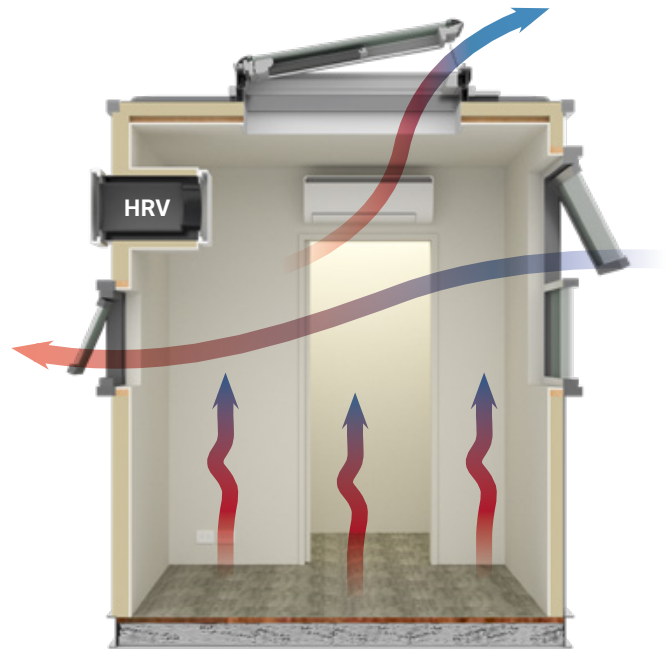


To ventilate, we use Zehnder Heat Recovery Ventilation - HRV (one of the best systems) to constantly provide fresh air (filtered), while retaining up to 85% of the thermal energy. This ensures constant temperature and eliminates the risk of mould. The insulation and ventilation work together to form our unique VenSulation system.

SONIC STEEL VENSULATION



HVAC Mechanical Ventilation
(cold season illustration)



Natural Cross Ventilation
(warm season illustration)

Heat Recovery Ventilation (HRV)



Windows



Split System



Explainer Animation





WHY SONIC STEEL?

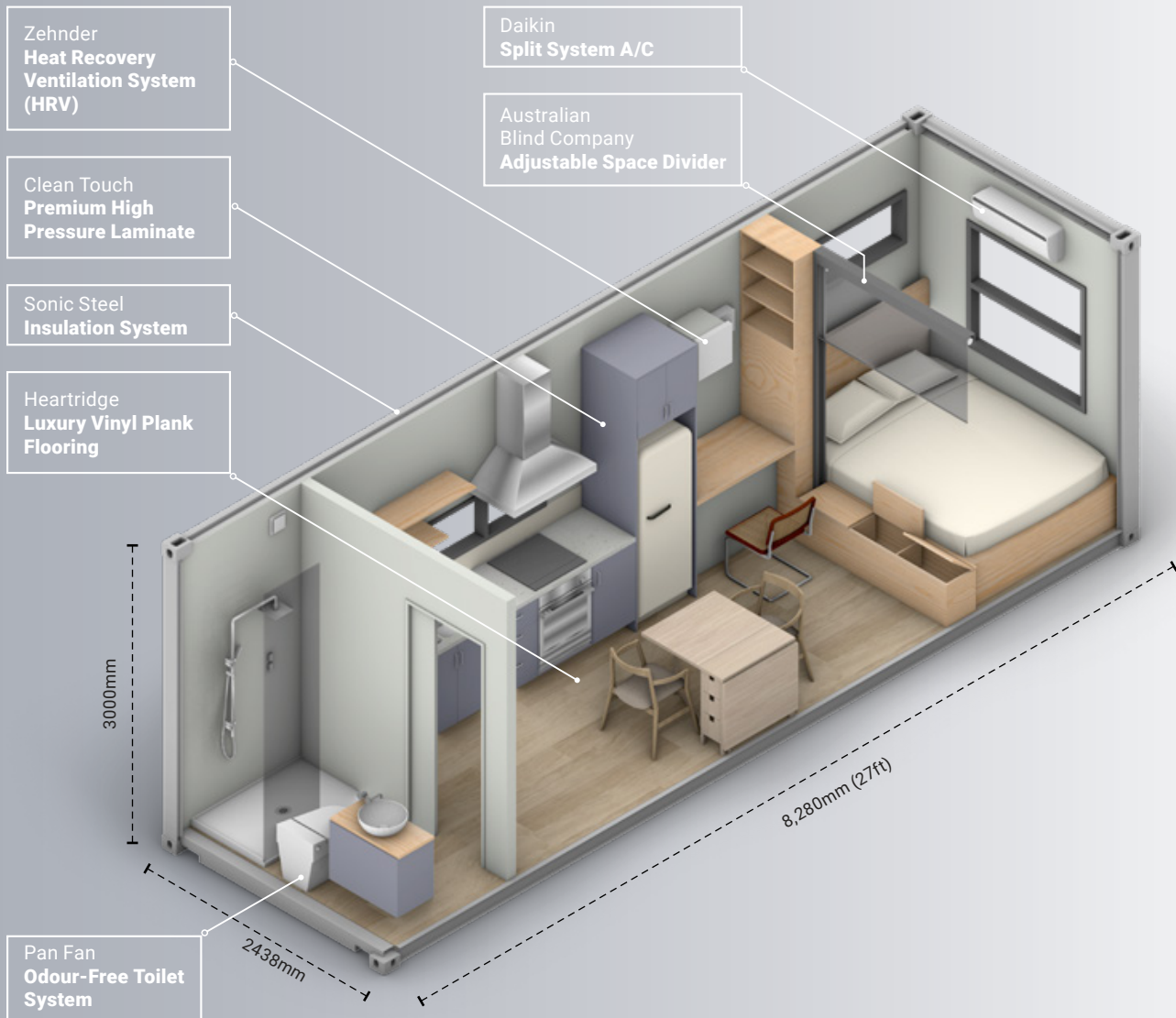
We understand shipping containers. With the knowledge and skills cultivated along the years, we take pride in our products and services and do not compromise on our standards. We look forward to working with you to deliver your dream container home.





Designed and built with innovations and excellence, Mark I represents our creativeness and craftsmanship. Being a built-from-scratch project rather than a conversion, we put a lot of thoughts and efforts into making a modern yet simple and practical living space.

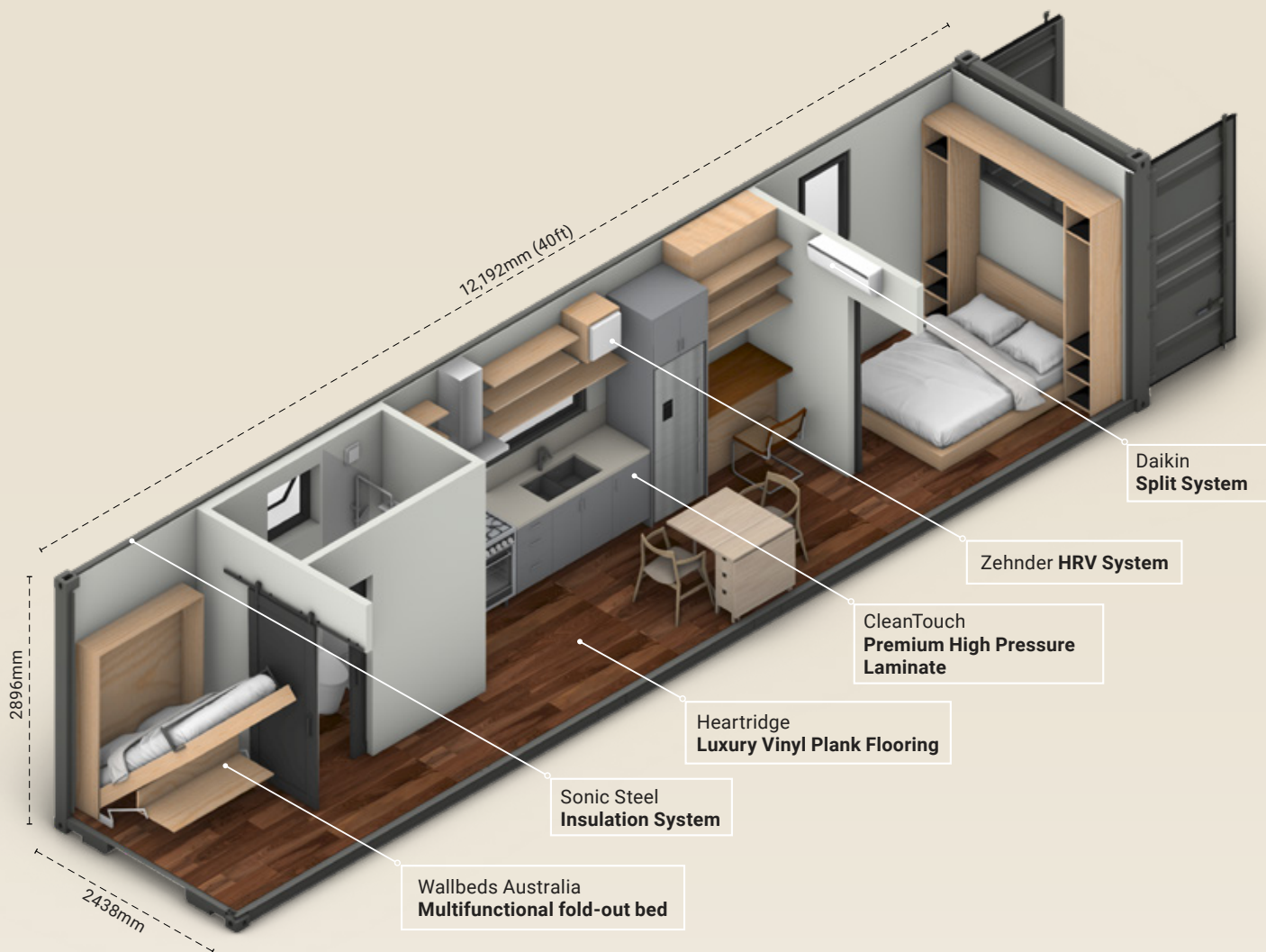
MARK I



The interior is filled with light and fresh air while optimally insulated; the toilet's odour control system - PanFan - eliminates bad smell, the bedroom is private, yet non-claustrophobic. Together with high quality products and clever designs, we hope that you can find yourself living comfortably and enjoying the experience that all of our homes offer.







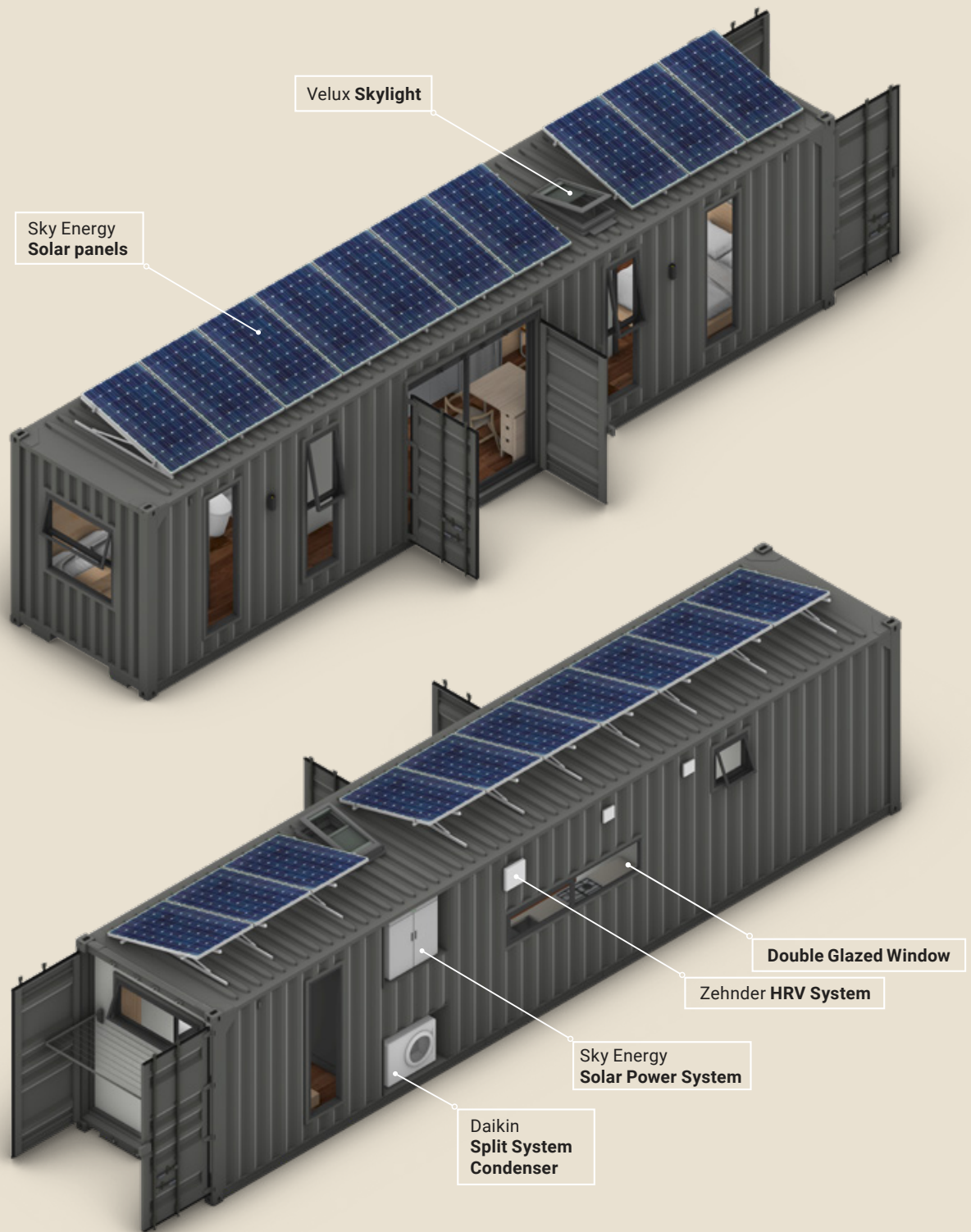
Featured with 2 bedrooms, a full kitchen and bathroom, our Mark III is spacious enough to accommodate a small family or a couple with a home office.

High quality appliances and finishes are also a part of our design in the premium model. The vertical windows offer a modern appearance that could blend in harmoniously with the surrounding nature, while an optional 10.5kW solar power system with a 5kVA inverter is a plus for anyone looking to live off-the-grid.

play Video



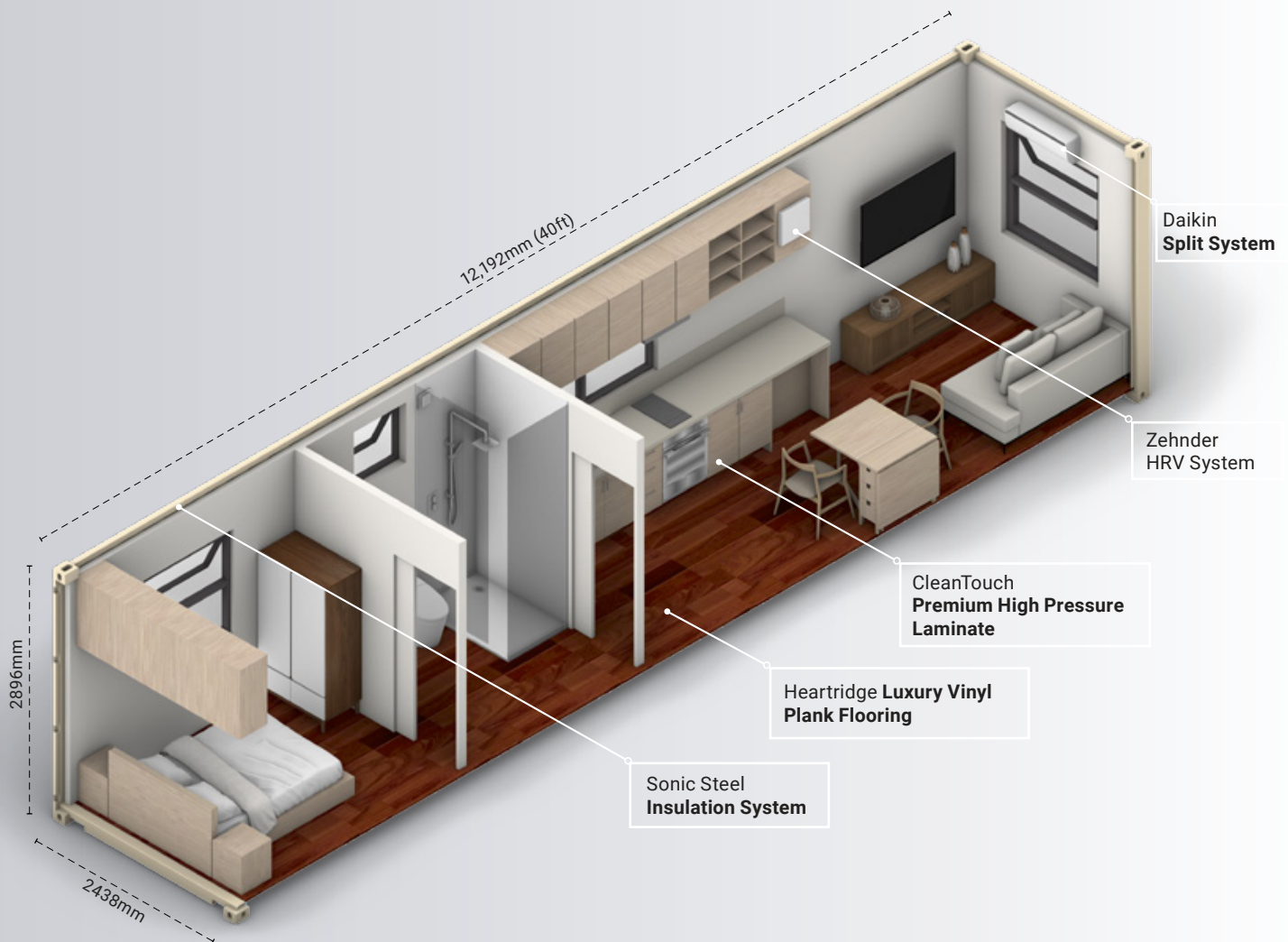
MARK III



** Some illustrated features are part of the Premium Inclusions*







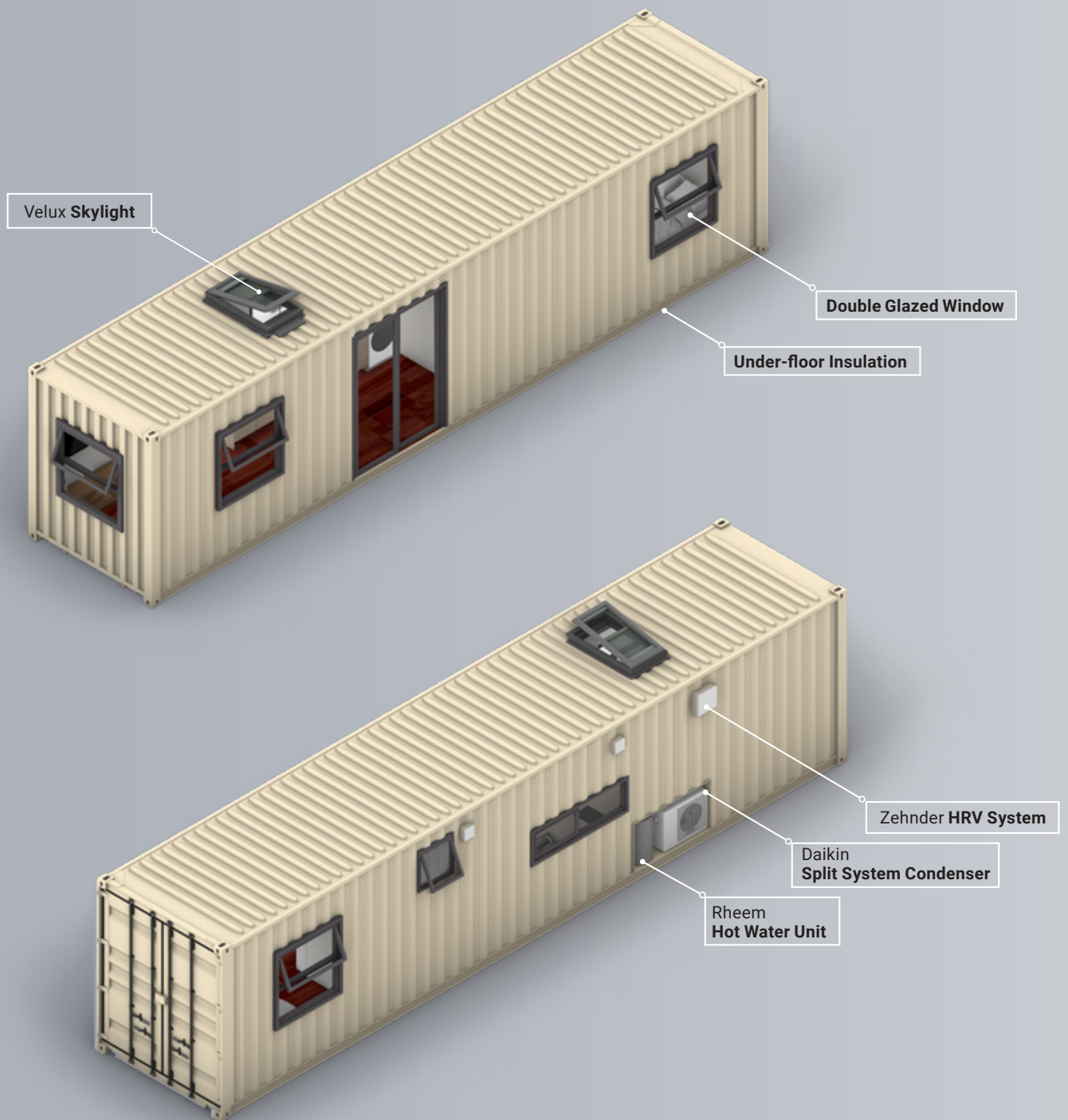
With a double bedroom, full kitchen and a lounge, our Mark IV offers all the utilities you would need to call this 'home'.

Packed with Sonic Steel's VenSulation system and the optional underfloor insulation, Velux skylight, double glazed windows and doors, we make sure that your comfort is our priority. The open bathroom layout with the Pan Fan in-wall system can ensure a smell-free toilet and a fresh space between your bedroom and kitchen.

Our designs are customisable to suit your budget and preferences.

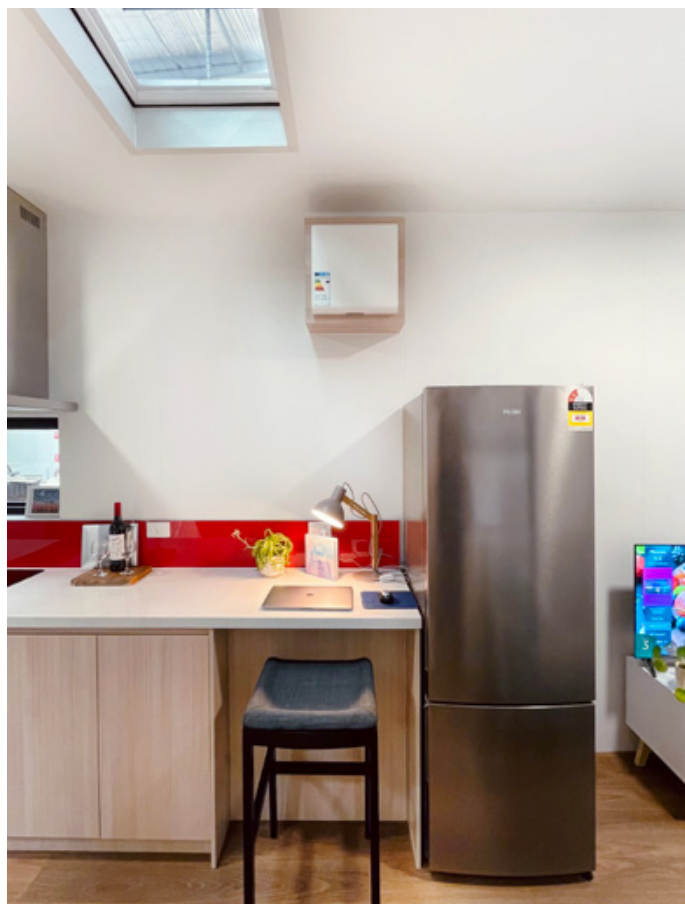


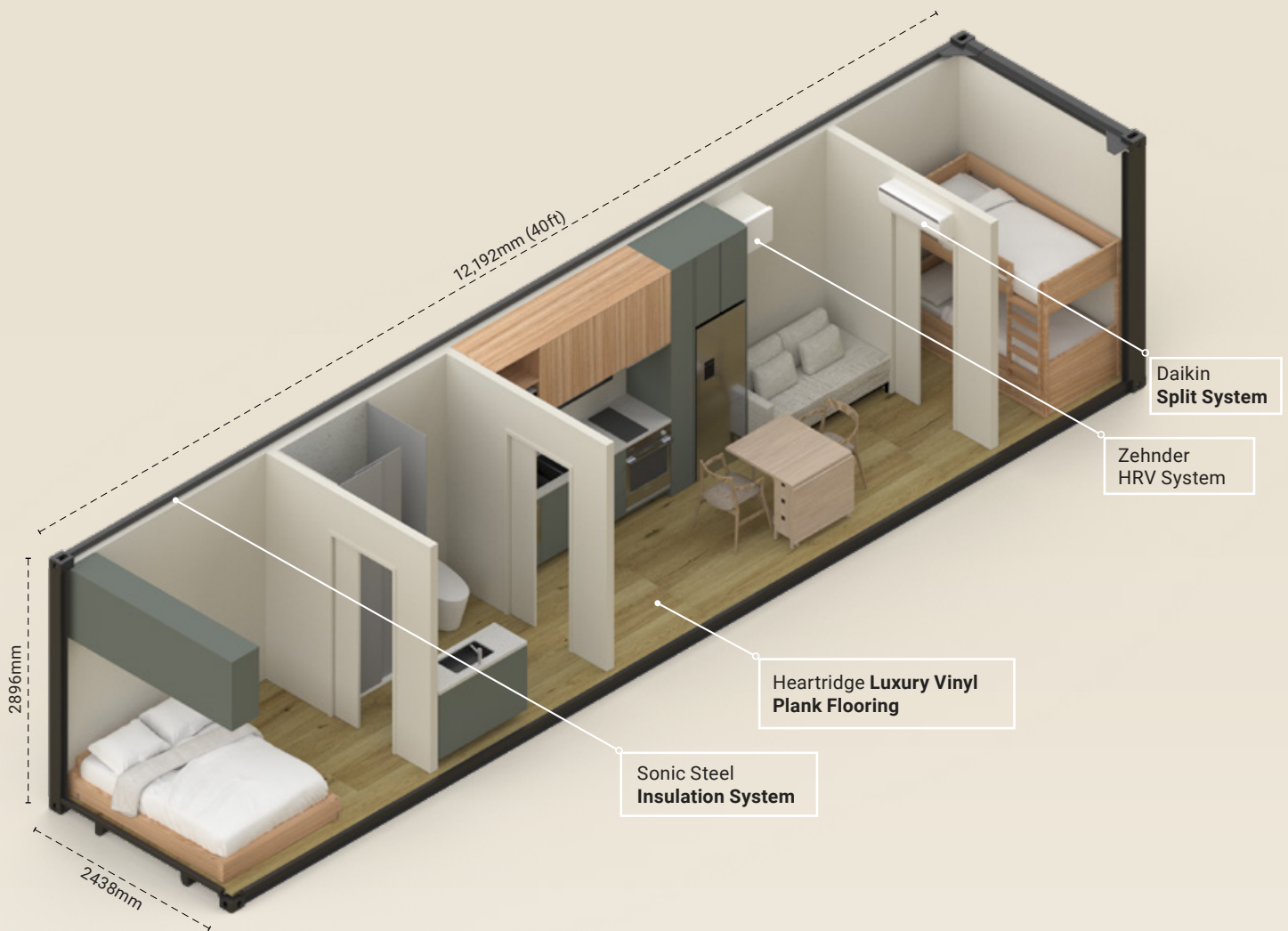
MARK IV



** Some illustrated features are part of the Premium Inclusions*





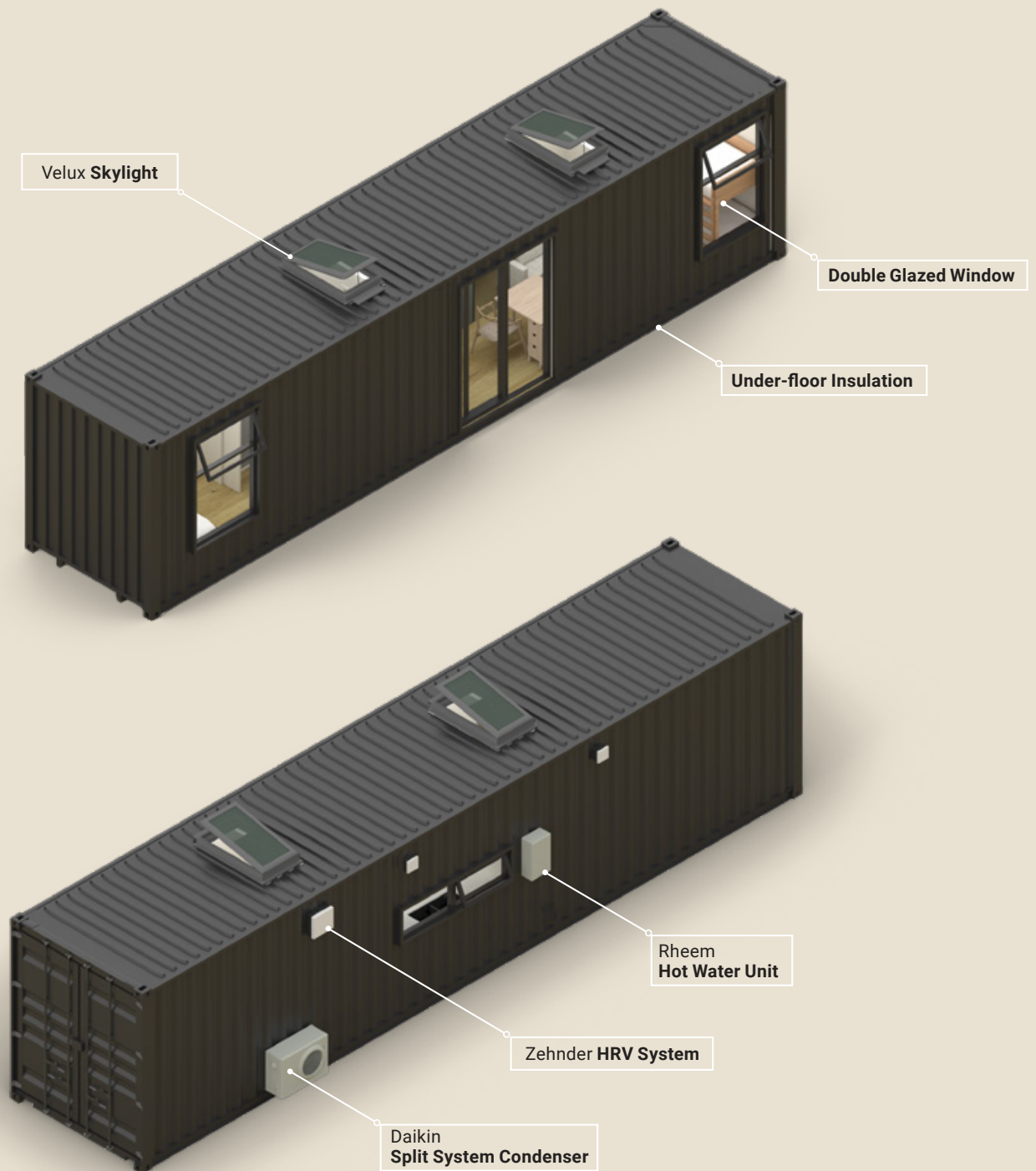


Looking for a design that could accommodate a young family with two small children? Our Mark V is the answer. With a compact yet functional kitchen and living space, the Mark V is proof that one does not have to compromise between space and comfort. The rooms always appear bright and welcoming with large awning windows and the optional double Velux skylights.

Clean air is well circulated and ventilated with the Daikin split system and Zehnder HRV, with a touch of fresh air by the Pan Fan toilet's odour filter system.



MARK V



** Some illustrated features are part of the Premium Inclusions*







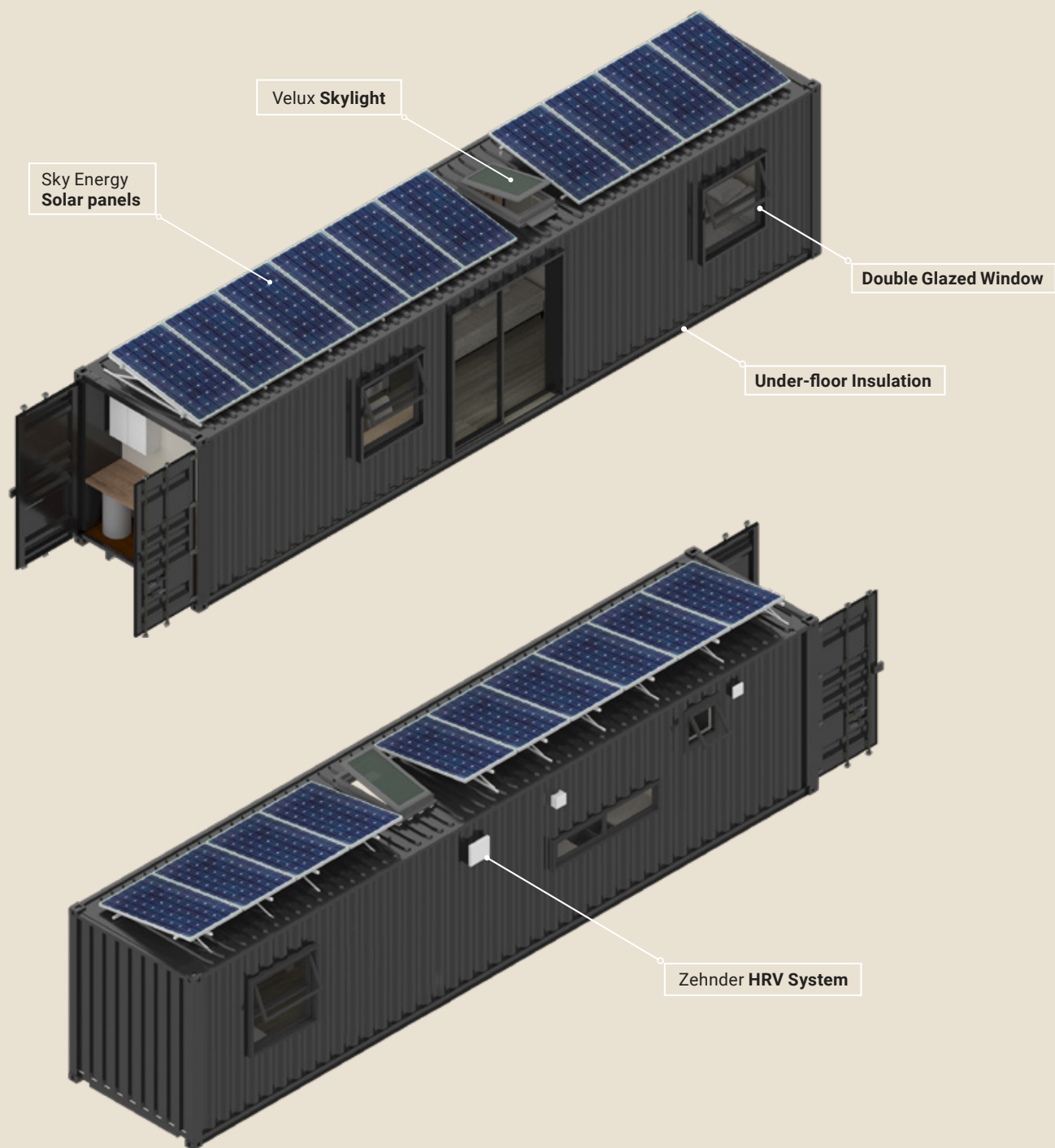
Are you looking for an off-grid container home that ticks all the boxes of superior insulation, proper ventilation, premium finish and practical design?

Look no further than our Mark VI, beautifully designed with the cutting-edge VenSulation system that ensures a healthy and comfortable home, whilst eliminating condensation and mould. The walls and ceiling are insulated with 70mm PUR panels (Premium) + 32mm PUR infills and the underfloor with optional Polyester.

The practical layout features a double bedroom, a full kitchen with breakfast bar, a spacious bathroom with laundry, a lounge area and a utility compartment for tools and hobbies.



MARK VI



** Some illustrated features are part of the Premium Inclusions*



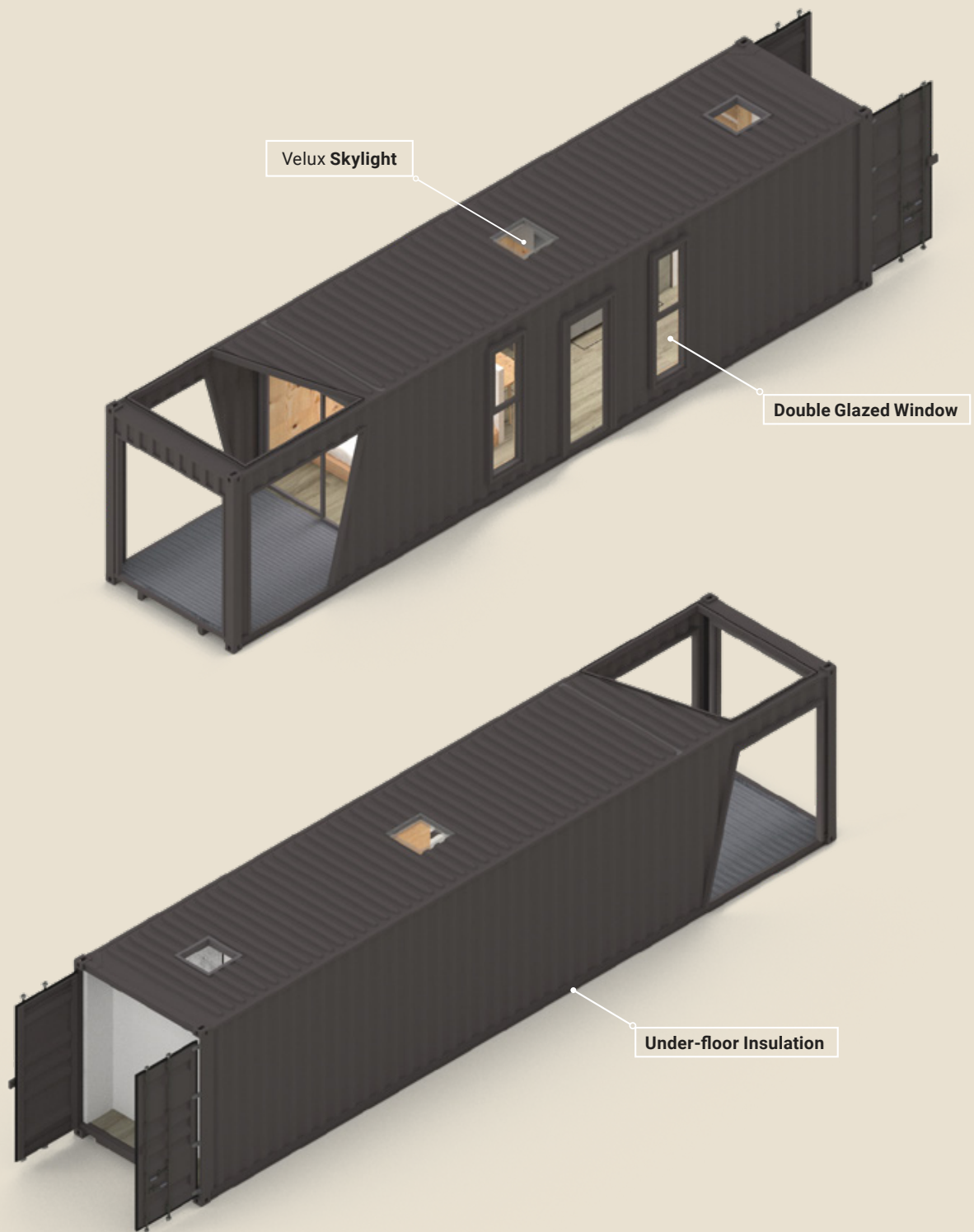




Our Mark VII is great for short-term accommodation, especially for BnB or farmstay.

With a built-in deck and the compact design, it's perfect for a remote getaway yet still fully equipped and extremely cosy. The functional kitchen allows guests to cook comfortably with a bar fridge and dishwasher. The custom-built Queen-size bed with the attached breakfast bar and the built-in-robe are exclusively designed for temporary accommodation. The luxury build also extends to the bathroom with full-size porcelain splashback, and lit up by the Velux skylight. Composting toilet is an added option for those who seek a simpler lifestyle.

MARK VII



** Some illustrated features are part of the Premium Inclusions*





| 27ft - HC

Exterior Dimension Any length up to 50ft
Gross Weight -



MARK I



x1 x1

Custom Design

Custom Quote

| 20ft - HC

Exterior Dimension 6058L x 2438W x 2896H
Gross Weight 4,800KGS



MARK II



x1 x1

Standard Inclusions

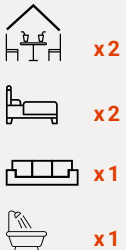
from \$60K + GST

| Multi-Container Homes

Exterior Dimension 40ft + 20ft Container

Custom Quote

MARK J



x2

x2

x1

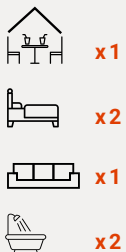
x1



Exterior Dimension 40ft + 40ft Container

Custom Quote

MARK D



x1

x2

x1

x2

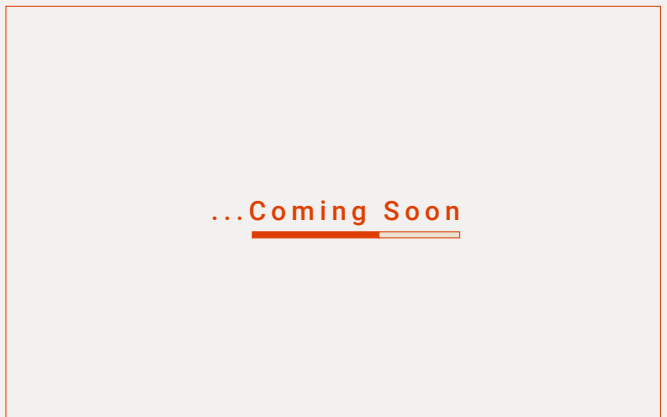


MODELS

* Some illustrated features are part of the Premium Inclusions

| 40ft - HC

Exterior Dimension	12,192L x 2438Wx2896H
Gross Weight	7,000KGS
Standard Inclusions	from \$80K + GST



* Some illustrated features are part of the Premium Inclusions

Standard

- 35mm Sonic Steel's insulation system
- Top-of-the-range Zehnder HRV system
- Daikin 2.5kW split system
- Appliances: Haier* oven, ceramic cook-top and range-hood,
- Single/ Double sink
- Builder-grade bench-top and splash-back
- 2.5mm HeartrIDGE Luxury vinyl flooring
- Standard size windows and sliding doors (single-glazed)
- Standard kitchen cabinetry
- Standard tap-ware and accessories
- Standard bathroom fixtures
- Lighting fixtures
- Ready - to - Connect Electrical and Plumbing set up
- Rheem Electric Water Heater (50L)

Optional Extras

- Wallbed Multi-Functional System
- Velux Skylight
- Custom cabinetry
- Double glazed windows and sliding doors
- Curtains
- Roller Shutters
- Off-Grid Package
- Custom-built container doors (extra security)

INCLUSIONS

Premium

- **70mm Sonic Steel's insulation system**
- Top-of-the-range Zehnder HRV system
- Daikin 2.5kW split system
- **Appliances: Fisher & Paykel* oven, ceramic cook-top and range-hood**
- Single/ Double **undermount** sink
- **Premium stone bench-top and splash back**
- **5.0mm HeartrIDGE Luxury vinyl flooring**
- **Velux solar operated skylight with remote and rain sensor**
- **Custom windows and sliding doors (double-glazed)**
- **Premium kitchen cabinetry**
- **Powder-coated tap-ware and accessories**
- **Premium bathroom fixtures**
- Lighting fixtures
- Ready - to - Connect Electrical and Plumbing set up
- Rheem Electric Water Heater (50L)

Optional Extras

- Wallbed Multi-Functional System
- Custom cabinetry
- External cladding
- Underfloor insulation
- Curtains
- Roller Shutters
- Off-grid package
- Custom-built container doors (extra security)

*Subject to brand's availability

FAQs

1. What are the benefits with container homes apart from the cool industrial vibe?

It's probably fair enough to say that we like them just because of the way they are. In case you need more ticks on the pros side, here are a few:

- Designed to carry heavy load through rough oceanic conditions, which means they are waterproof and structurally sturdy.
- Freestanding and modular which allows more design creativity and possibility.
- Transportable by any container trucks in case you need to relocate.

Off-site construction means they can get built faster and at the same time as site preparations to shorten building time.

2. What are the challenges with shipping container homes?

If you love shipping container homes, you're probably aware of their inherent challenges that relate to:

- How to insulate adequately?
- How to ventilate efficiently?
- How to resolve the condensation problem?

These are not individual challenges but rather parts of a system that correlate to form an efficient and healthy living space. That said, condensation in container homes is still public enemy No. 1, which causes discomfort and leads to mould growth within the home if not resolved properly.

3. So why are containers more prone to condensation than normal homes?

Containers are built to be air and watertight, which means there are no natural means of air exchange, compared to leaks and cracks that exist in a traditional home, so any moisture within the container would potentially form condensation (also called sweating) when certain conditions are met. We all know this phenomenon with a cold can of drink on a warm day. The same thing would be happening on the container's metal walls. Because container walls are fully welded, condensation droplets are trapped in the wall cavity, which would rot out any organic material (timber studs, plaster boards, etc.) and promote mould growth inside the home.

4. How do Sonic Steel address condensation?

Our unique VenSulation system comprises of two parts: For ventilation, we regulate the humidity level so there is no build-up of excess moisture, through the mean of Heat Recovery Ventilation (also called HRV); for insulation, we eliminate air gaps within the wall cavity so no moisture could come into contact with the metal surface and form condensation.

A. Because containers are more airtight than conventional homes, they need to rely on natural ventilation through windows and doors for air exchange, which also means a decrease of thermal efficiency. That is why we add mechanical ventilation to our system. We use Zehnder's Heat Recovery Ventilation (or HRV), which can retain up to 85% of thermal energy while bringing in fresh filtered air in exchange with stagnant air. So, on a cold winter night, you can keep warm with all the windows shut, and still be able to enjoy the ventilated fresh air, all from just 8W of power. The HRV also maintains a constant humidity level inside the home by eliminating excess moisture that's generated by cooking, washing and breathing. Having a HRV helps make your home more energy efficient as it reduces the load on your air conditioning system, and most importantly, it ensures a healthy and comfortable living space.

B. Insulating a container is trickier than a normal home, due to the limited width and the corrugated metal walls. To prevent condensation (a precursor to mould growth), moisture must NOT come into contact with the internal metal surface. To achieve this, we CNC-cut cured PUR blocks into the same profiles as the metal wall in order to fill in the corrugations, followed by flat PUR panels, usually between 35 and 70mm. As a result, the PUR acts as a vapour barrier between the container wall and the interior space, maximising thermal and sound insulation as well as eliminating air cavities. We choose PUR for its 100% vapour resistance and the superior insulating performance compared to EPS and other materials. We also offer additional insulation underneath the floor to stop the loss of warm/ cool air due to draught.

5. How is Sonic Steel different from other container homes?

There are three common methods to insulating container homes: batt insulation, Cool room panel (EPS) and spray foam. Although batt insulation is effective in traditional homes, they are vapour permeable and with the airtight metal walls, the trapped moisture can promote mould growth due to the lack of air circulation. Installing vapour barrier membranes could slow down this process, but excess moisture would eventually come into contact with the metal walls and form condensation in certain conditions. EPS/ Cool room panel insulation faces the same issue as there is still air cavity within the walls. Spray foam (closed cell) is one of the best vapour barriers to avoid condensation when applied properly.

However, because the foam is created by a chemical reaction, the application must ensure that the ingredients react completely, and no residue is left that could cause off-gassing. This is not a consistent process as it depends on atmospheric factors such as: temperature, humidity and pressure, and should only be carried out by professionals. Our PUR panels are block moulded by industry specialists in a controlled environment to ensure quality and consistency. Once cured, the foams are stored for at least 30 days before cutting and installing.

6. How do I know whether the container transported chemicals or toxic goods before being converted into homes?

We only use single-trip containers (also called new builds), which only transport goods for the one trip from the manufacturer to us. This means that the cargos are only limited to dry and non-perishables, usually furniture, white goods, etc. so that the condition of the container remains brand new.

7. How can you ensure that rainwater will not leak into the roof or around the walls?

The roof of the container is designed to not hold water as it is slightly curved. All joints on the container are also fully welded so that they are watertight. People normally face problems with rusted roofs due to the use of second-hand containers that are damaged and have low points on the roof where water collects and rusts out the steel over time. We use new containers and thus eliminate the issue. Another preventative method includes applying an extra waterproofing membrane, which would be at extra cost and might not be necessary for the purpose of preventing water leakage but does provide peace of mind and extra thermal protection.

Waterproofing is one of our utmost priorities beside ventilation and insulation. All our cut-outs and framings are fully welded, and all external electrical points (if any) are covered with fully welded plates to avoid direct exposure from the rain. Our bathrooms are also waterproofed in compliance with the building code.

8. How can rainwater be collected?

We suggest that you have a roof over built on top of the container once on-site for rainwater collection and extra thermal protection. We can also organise this to be built at our factory, but it must not exceed the height limit for road transport (if going through tunnels or overhead cables). Alternatively, two long gutters can be fitted along the sides of the container's roof, as the water will drain off in this direction.

9. Do you assist with finance?

We work with Great Escape Finance who specialises in Tiny Homes lending. You can find more at: www.gefinance.com.au/sonic

10. Do windows and sliding doors come with flyscreens?

All of our windows come with flyscreens. Flyscreen for sliding doors can be added for between \$300 - \$800.

11. Do you use low VOC paint for the interior?

Yes, we use Taubmans Professional Undercoat and Taubmans Endure - both are top range and low VOC from Taubmans - to ensure a superior and easy to wash finish. The Endure Interior range also protects homes against the growth of mould, mildew and bacteria with advanced anti-microbial technology.

12. What paint do you use for the exterior and how long would they last?

We use Marine Grade paint, which is specifically formulated for containers to withstand all weather conditions. Our supplier's guarantee is 15 years in oceanic conditions, so it should last much longer than that being away from such harsh conditions.

13. How flexible can your designs be?

We custom build most of our projects to suit individual budgets and requirements. We believe in quality and uniqueness when it comes to living styles. From room sizes down to the locations of power points, we make sure that it's designed and built to suit your lifestyle.

14. Can you build multiple containers joined together?

Yes, of course. It's important to mention that with projects where multiple containers are joined together, the cost would be somewhat similar to a conventional build, sometimes even more (due to transport, assembly, engineering and extra fabrications, etc.) depending on the design and the location. However, the advantage is that they're prefabricated and so the building time is much less. Also, if your property is in a remote area, it might be that building container homes is more affordable as finding tradies that go there might be difficult and costly, although this is not always true. If you're fascinated about containers as much as we do, then the appeal is definitely part of the formula.

15. Do you deliver interstate? How do transport and on-site installation work?

Absolutely. We work with transport companies that service Australia wide. There are two ways to load/unload a container home: with a side loader truck (more affordable) or with a crane (more cost). If you are within Victoria and have reasonable access for a semi-trailer, the home can be delivered by a side loader. If you are interstate, it would be more affordable to use a side loader only for loading and unloading (from a local haulage company), and to travel the long distance by a skel trailer instead. If you have limited access to the allocated spot for the home, it would be best to engage a crane to put it in place.

16. Can a container home be craned over an existing house?

Yes, subject to access, overhead services and a traffic management plan.

17. What type of footings do I need?

This would depend on the soil types. Generally, containers are designed to only need support in the corners. Extra supports will be required depending on the amount and sizes of doors and windows, and to be specified by an engineer. From experience, our container homes are normally located on 6 or 8 concrete footings/ pads. Other footing types are also available subject to the engineering design.

18. What sizes of container homes can you build?

We can do both custom builds (any length between 20ft and 50ft) and standard builds (20ft and 40ft). 20ft is 2.4m x 6m and 40ft is 2.4m x 12m (approximate external dimensions). We only use Hi-Cube containers, which are 2.9m high (external). We can also join multiple containers to form double-storey or wider rooms.

19. What are the regulations for container homes?

Unfortunately there's no straight answer when it comes to planning regulations, as it varies between each council and state. The general rule is that any habitable structures intended for permanent occupation would require a permit, be it a caravan, container home, or home on wheels, unless you can justify that it's an extension of an existing building and for a dependent member of the same household. This would differ from council to council, so you would need to find out on the case-by-case basis. Your best research would be to contact your local council and check with them. If you need help, just let us know and we can assist you.

20. What building classification are container homes categorised under?

They can be classified as either portable/ transportable dwellings, or as permanent structures (e.g., class 1A), depending on your council's specifications and their planning scheme. For example, relocatable homes are not defined as 'buildings' under the NSW EP&A Act, and according to the NSW 2006 Planning Circular, they don't require either DA/ town planning permit or building permit (subject to LEPs); but would require a Section 68 Activity Approval instead - Approval to Install Relocatable and Flat-pack Homes Outside a Caravan Park or Manufactured Home Estate. However, some Victorian councils would define them as permanent buildings and require planning permits, except for the Surf Coast council as they're trialling the domestic use of tiny homes. The best research would be to do your own due diligence on the council's website or check with them directly. If you need our assistance, please let us know and we should be able to help you with the right information.

21. Can you assist with town planning applications?

We work with Council Approval Group who specialise in town plannings/ DAs in Victoria and NSW. You can claim a free consultation phone call here: <https://councilapproval.com.au/council-approval-group-sonic-steel/>

22. What types of toilets do you use?

Our builds are adaptable to any toilet type of your choice, e.g., flush, composting, cassette (caravan style), incinerating, etc.

23. Do you build off-grid container homes?

Absolutely. There are a range of options on toilet types, solar system and battery size, etc. Please reach out to our friendly team for a detailed discussion.

24. How do I connect power and plumbing?

Our homes come with pre-installed electrical work and plumbing, which is ready to be connected to the mains once on-site

25. What BAL rating can you build to?

We can design and build to the required BAL and comply with local council's regulations.

26. What size of mattress can I fit the bedroom?

The main bedroom is 2.19m wide, the Double mattress is 1.38m x 1.88m, Queen is 1.53m x 2.03 and King is 1.83m x 2.93m. Please refer to our mattress size guide in the Resource section. Please note that these are mattress sizes only, bed sizes can vary or can be custom built to be the same size as the mattress.

27. What is the normal turn-around time?

Our standard 40ft models take between 6-8 weeks to build, excluding the design process. Our queue time would vary depending on the number of orders at the time.

28. What are your terms on the warranty?

All our container homes are covered with a 10-year structural and 2-year non-structural warranty (terms and conditions apply)

ASSOCIATED PARTNERS

GREAT ESCAPE — FINANCE —

Family man Paul is an avid sustainability crusader, whose mission is to increase the accessibility of alternate housing and energy sources, through expanding the range of available finance options. His tireless work negotiating with a variety of lenders is changing the face of Australian finance.

Contact - Paul Pritchett

Visit: www.gefinance.com.au/sonic

Council Approval. GROUP

Council Approval Group helps streamline the council approval process for Australians with 50 years of experience in planning and development. With a team of over 20 town planners, architects, and local government specialists, Council Approval has helped 19,786 people navigate council approval.

Visit:

www.councilapproval.com.au/council-approval-group-sonic-steel



Briony has lived off grid in her own Tiny House for 5 years, and is a passionate advocate for Tiny House living. Her mission is to make this achievable for all who desire it, through providing a land rental platform for Tiny House tenants. Briony's broader aim is to encourage widespread acceptance of the industry by increasing its visibility through the Tiny House Industry Awards program.

Contact - Briony Jenkinson

Visit: www.parkmytinyhouse.com.au

We understand that living in a container home does not start at the building or stop at the delivery stage. That's why we are well-connected with experts in the industry to assist you along the journey.

From financing and obtaining permits to waste management and renting land, our partners are committed to help you with the best advice and knowledge.





From tiny homes, off grid energy, residential solar and large commercial solar installations, Sky Energy provides a world of knowledge and experience with a team of CEC accredited installers. Sky Energy have over 3000 installs to their credit including building and configuring their own compact off-grid solution, the SkyBox.

Contact - Ashwin Shenoy
Visit: www.skyenergy.com.au



Water Wally

Anthony Smith (aka Water Wally) is an environmental engineer with extensive experience working with Tiny Home wastewater management solutions. Anthony provides a unique consultancy service for the Tiny Home industry.

Contact - Anthony Smith
Visit: www.waterwally.com.au
**Ask our team for a promo code on the consultation*



Ecoflo is a manufacturer and retailer of domestic and commercial waterless composting toilets and grey-water systems that are environmentally smart and cost-effective. Ecoflo has over 30 distributors across Australia, New Zealand, and Pacific Islands with a wide range of award-winning products for off-grid living.

Visit: www.ecoflo.com.au





Sonic Container Homes

Designed and built by Sonic Steel

Sonic Steel has been a specialist in the shipping container industry since 2014. Sonic Container Homes is a product of both skills and experience earned along those years, combined with creativity and innovation. We bring the knowledge across from our architectural background, and fuse it with our technical craftsmanship to form living spaces that truly represent who we are and what we believe in: Quality.



Ver. 05052023

All prices will be based on the latest version.



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