



COOL ROOM MASTER

CONTAINER HOUSE

Site Preparation Guide

Everything you need to prepare before delivery



✓ Foundation Options

✓ Layout & Cross-Section Drawings

✓ Drainage Requirements

✓ Delivery Access

✓ Site Readiness Checklist

Please read this guide before your delivery is booked. It explains what you need to prepare, what we supply, and what we check before delivery day — so your installation goes smoothly the first time.

1 Who Does What

We supply and deliver the container house unit.

You (the customer) prepare the site — the base, drainage and delivery access. We are happy to advise on your site at any time, but ground preparation is carried out by you or your contractor.

This split keeps your costs down and avoids delays: your local concreter or earthworks contractor knows your ground far better than a delivery crew arriving on the day.

Important (Australia): Council, wind-region and engineering requirements vary by state and council area, especially for **permanent living / habitable use**. If your unit will be lived in, confirm requirements with your council, a licensed builder or an engineer **before** preparing the base. Permanent dwellings may require engineering certification. For site offices, storage and shell installs, the standards in this guide are generally sufficient.

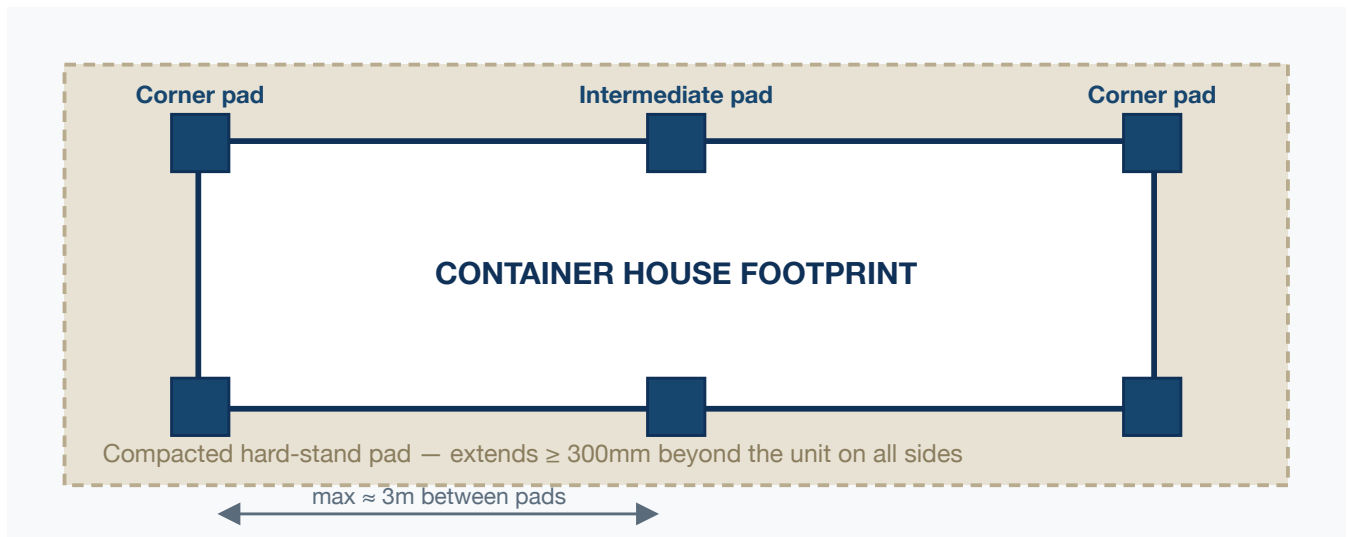
2 Foundation Options

You do **not** automatically need a full concrete slab. Choose the option that matches how long the unit will stay and how it will be used.

Base option	Best for	Expected service life	Notes
Compacted hard-stand + support pads (road base / crusher dust / dolomite-finished compacted soil)	Site offices, storage, shell installs, temporary use	5–15 years with basic maintenance	The most common and cost-effective option. Must be mechanically compacted — not just "looks hard"
Concrete piers at load points	Long-term installs, uncertain or reactive soils	20+ years	Strong, durable, easy to anchor to. Less concrete than a full slab
Full concrete slab / existing industrial hard-stand	Permanent or habitable use, council-approved dwellings	30–40+ years	Best long-term result. Existing sound, level concrete is usually fine to install straight onto

3 Support Pad Layout

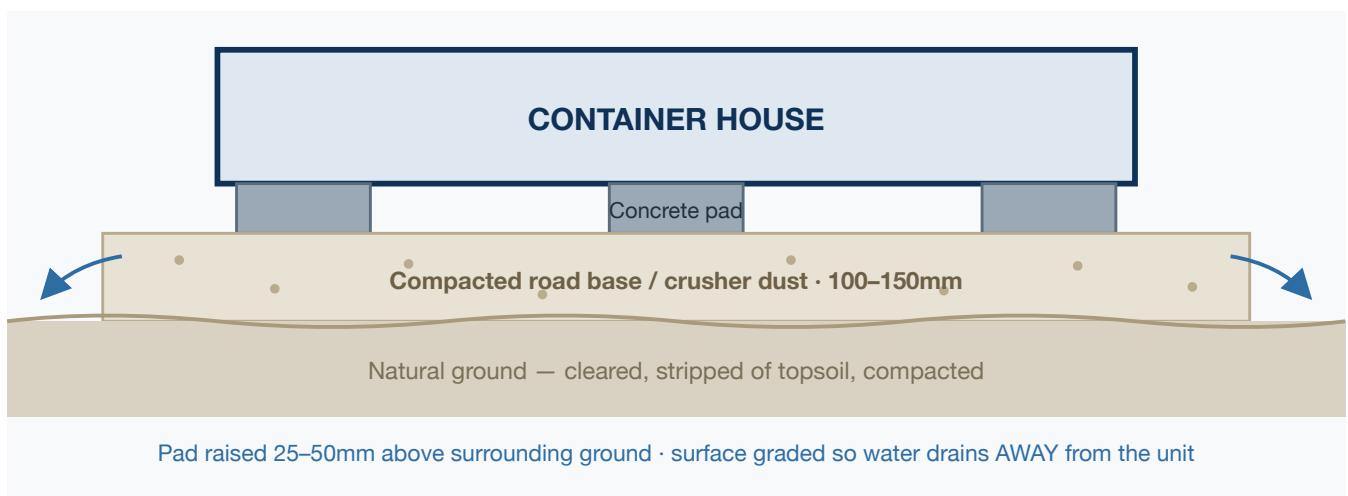
The unit sits on **support pads at its structural load points** — not on the loose surface between them. Corner pads are mandatory; longer units need intermediate pads along both long sides.



Typical support pad layout (top view). Corner pads are mandatory; intermediate pads keep the floor frame from sagging on longer units. Final layout depends on your unit's size — we confirm pad positions with your order.

- **Corner pads: mandatory** on every unit
- **Intermediate pads:** along both long sides, max ~3m apart (a 12m unit typically needs 8 pads)
- Pads must sit firmly with **no rocking**, tops level with each other within **5mm**

4 What Sits Under the Unit — Cross-Section



Typical hard-stand cross-section. For concrete piers or a full slab, the pier/slab replaces the pad + road base layers.

Recommended dimensions at a glance

- **100–150mm** compacted road base / crusher dust / crushed rock, **mechanically compacted** (plate compactor or roller)
- Concrete support pads approx. **400 × 400mm** bearing area (solid pads, blocks or pavers)
- Pads raised **25–50mm** above surrounding ground for drainage
- Base extends **≥ 300mm** beyond the unit footprint on all sides
- Overall footprint level within **±20mm** · pad tops level with each other within **5mm**

5 Minimum Site Standard – Self-Check

Your site must meet **all** of the following before we book delivery. This is the standard we check your photos against.

Ground & compaction

- ☐ Footprint cleared of vegetation, debris, loose soil and organic material
- ☐ Base **mechanically compacted** with a plate compactor or roller — even "hard-looking" ground moves if it hasn't been compacted
- ☐ 100–150mm layer of road base / crusher dust / crushed rock, compacted, as a drainage and load-distribution layer
- ☐ No soft spots anywhere in the footprint

Level

- ☐ Overall footprint level within **±20mm**, checked with a laser level or long spirit level in both directions
- ☐ Support pads at all structural load points, per the layout in Section 3
- ☐ Pad tops level with each other within **5mm** — the pads are what the unit actually sits on, so this is the tolerance that matters most
- ☐ Pads sitting firmly with no rocking

Drainage

- ☐ Pad built **25–50mm higher** than the surrounding ground
- ☐ Surrounding ground graded so water flows **away** from the unit
- ☐ No pooling water on or around the footprint after rain

6 Delivery Access

Most delivery problems are not about the base — they are about the truck. A perfect pad is no use if the truck or crane can't reach it. Walk the route from the road to the pad and check every step:



- ☐ **Overhead power lines** and tree branches along the route and over the pad
- ☐ Driveway width, gate width and turning space for a truck (and crane, if used)
- ☐ No steep slopes or tight corners the truck can't manage
- ☐ Ground along the access path is firm — no soft lawn or mud the truck could bog in
- ☐ Footprint and path clear of vehicles, materials and other trades on the day

7 Suitable vs Unsuitable Sites

✓ Suitable site

- ✓ Compacted crusher dust or road base pad
- ✓ Existing sound, level concrete
- ✓ Concrete piers at load points
- ✓ Compacted soil finished with dolomite
- ✓ Good fall — water drains away
- ✓ Support pads set level, no rocking

✗ Unsuitable site

- ✗ Grass or topsoil
- ✗ Mud or "spongy" soft ground
- ✗ Loose sand with no compaction
- ✗ Standing / pooling water after rain
- ✗ Uneven ground you hope "will settle"
- ✗ Loose stacked blocks, not levelled

If your site looks like the right-hand column, delivery will be refused or rescheduled — and a call-out fee applies. Not sure which column you're in? Send us photos first, we'll tell you for free.

8 Photos We Need Before Delivery Is Booked

Send these at least **3 business days** before your requested delivery date. We review them and confirm your site is ready — this protects you from a wasted delivery fee.

#	Photo	What it must show
1	Wide shots	The whole prepared base, from two different angles
2	Level check	Laser level, string line or long spirit level across the base, both directions — show the reading/bubble
3	Each support pad	Close-up of every pad in its final position
4	Access path	From the road/gate to the base, including gates, slopes and any overhead lines
5	After rain (if recent)	The footprint with no pooling water

Take photos in daylight and keep copies — they are your record that the site was ready.

9 On Delivery Day

- The site must be in the **same condition as the approved photos**
- Keep the footprint and access path clear of vehicles, materials and other trades
- Our crew places and levels the unit **onto your prepared pads**. They do not carry out earthworks, compaction, concreting or drainage work

If the site is not ready on arrival: delivery will be rescheduled and a call-out / redelivery fee applies. Any additional work caused by an unprepared site is quoted separately. This is why we ask for photos first — so this never happens to you.

10 Looking After Your Base

- Re-check pad levels after the first heavy rain season, then yearly for hard-stand bases
- Keep drainage paths clear — don't let landscaping redirect water toward the unit
- If gutters/downpipes are added later, discharge them **away** from the base
- Minor re-levelling on hard-stand is normal over the years — packers at the pads make this straightforward

11 Frequently Asked Questions

Can I place it directly on grass?

No. Grass and topsoil compress and hold water — the unit will settle unevenly. The footprint must be stripped and prepared per this guide.

Do I need a concrete slab?

Not always. A compacted hard-stand with support pads, or concrete piers, is suitable for many installations — see Section 2. A slab is the best choice for permanent or habitable use.

Can I use crusher dust or road base?

Yes — a compacted crusher dust or road base pad is one of our recommended foundation materials.

Can I use pavers as support pads?

Yes, provided they are solid, properly bedded, level and large enough (~400 × 400mm bearing area). Loose, unlevelled pavers are not acceptable.

Can I install on a slope?

Yes — the ground can slope, but all support pads must finish level with each other (within 5mm). On steeper slopes this usually means piers or cut-and-fill; talk to us first.

Can I install onto existing concrete?

Usually yes, provided it is level, sound and structurally adequate. Send us photos and we'll confirm.

Will Cool Room Master prepare my site?

No — site preparation is the customer's responsibility. We're always happy to review your photos and advise before you spend money on preparation.

How many support pads do I need?

Corners as a minimum, plus intermediate pads roughly every 3m along both long sides. We confirm the exact pad layout for your unit with your order.



Want more detail?

Scan for our full online footing guide, or visit

coolroommasters.com.au/container-house-hard-stand-footing-preparation

12 Site Ready Declaration

Please return this page (signed, or confirmed by email/message) before delivery is booked.

I confirm that:

- ☐ Ground cleared, compacted and prepared in accordance with this guide
- ☐ Drainage completed — pad raised, water falls away, no pooling
- ☐ Support pads installed, level within tolerance
- ☐ Delivery access checked — width, turning space, overhead lines, firm ground
- ☐ Site photos submitted to Cool Room Master (Section 8)

I understand that site preparation, drainage and delivery access are my responsibility; that if the site is not ready on the delivery day, delivery will be rescheduled and a call-out fee will apply; and that for habitable/permanent use, council and engineering approvals are my responsibility.

Customer name

Signature

Date

Site address

Cool Room Master approval (office use)

Date

Questions about your site? Send us photos any time — we're happy to advise before you spend money on preparation. Cool Room Master · 75 South Terrace, Wingfield SA 5013 · (08) 7282 0470.