

# **CIRCULAR FITOUT GUIDE FOR SYDNEY RETAIL & HOSPITALITY**

**Reducing waste and increasing profitability, and sustainability, in the retail and hospitality sectors.**

Guide prepared with 'City of Sydney Innovation & Ideas Grant' support, provided by The COUNCIL OF THE CITY OF SYDNEY

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# ACKNOWLEDGEMENT OF COUNTRY:

We acknowledge and honour the **Dharug** and **Gundungurra** people as the original custodians, and caretakers, of the unceded land where the FTD Circular team respectfully work and live. We owe our lives to this land and stand in awe of the design prowess and sustainability of Aboriginal & Torres Strait Islander culture. We still have so much to learn from this strong and enduring heritage, and we pay our deepest respects to all Aboriginal & Torres Strait Islander Elders - past, present and emerging.

May we walk humbly the paths of your example.



# ABOUT THE AUTHOR:



**Forward Thinking Design (FTD)** is a  and **Verified**  social enterprise that has been championing environmental, social and governance (ESG) sustainability and innovation, in the built environment, for over two decades. Our groundbreaking initiative; **FTD Circular**, offers expert advisory, research, training, and digital tools - all aimed at enabling built environment circular economy in Australia.

FTD Circular's offerings empower organisations to reduce emissions, eradicate waste to landfill, achieve measurable ESG impacts, and unlock economic value through sustainable design, procurement, construction, maintenance, and resource valorisation.

Our clients span industries and sectors, including government, business and NFP, all committed to creating sustainable outcomes. FTD Circular's practical services, tools, expert guidance, and advanced technology approaches help organisations meet their decarbonisation goals and embrace circular economy practices as the new 'business as usual'.



# ABOUT THE PROJECT:

**The City of Sydney Innovation & Ideas Grant** supports projects that deliver creative, practical solutions to the City's most pressing environmental, social, and cultural challenges. By funding initiatives that test new approaches and demonstrate measurable benefits, the program aims to build a more sustainable, inclusive, and resilient Sydney.

Through this program, Forward Thinking Design (FTD Circular) received support to conduct the **De-fit Waste Metrics and Circular Fitout Guidelines for Sydney Retail and Hospitality** project. The project addresses the significant volumes of waste generated through retail and hospitality de-fits and renovations, which are often under-measured and under-reported.

Stage 1 of this project has enabled the City and FTD Circular to:

- Establish baseline data on de-fit and renovation waste stream measurement and reporting,
- Identify current industry practices and barriers to circularity.

This document is Stage 2 of the project - a practical, industry-ready Guide for tenants, designers, builders, de-fit contractors and landlords. It aims to translate the findings of Stage 1 into beginner-level, practical actions that can be embedded across the full fitout lifecycle: from leasing, to early concept design and procurement, through construction, operation, renovation and de-fit.

It is written for real-world conditions: tight programmes, leased environments, CBD constraints and commercial pressures. The intent is to support achievable circular outcomes, not idealised targets or greenwashing. The practices we outline are aimed at adoption - positioning the City of Sydney as a leader in sustainable retail and hospitality fitout, renovation and de-fit practices.



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# EXECUTIVE SUMMARY

*'Retail - and particularly hospitality - operators are incredibly **resourceful**.*

*You are irrefutably resilient and able to build success out of extremely tight margins and forever fluctuating conditions. At the SME end in particular, you often already engage in some circular fitout activities - procuring second hand equipment, and storing fixtures and fittings for reuse, from lease to lease.*

*We hope that the Guidelines contained in this document will take you from strength to strength in growing the cost saving, waste reduction, environmental protection, social licence and reputational benefits that engaging in circular economy can bring.*

*Built from real world data, and experience in working with you directly, these Guidelines aim to give you low friction, easy to implement and practical actions that you, and your project teams, can take right now.*

*You don't need to apply everything all at once, as each small adjustment can scale to significant change over time. We've also included Guidelines for Lessors so that they can better support you in taking a more circular approach'.*

**Vanessa Cullen, Founder and Principal - Forward Thinking Design Pty Ltd (t/as FTD Circular).**



**Stage 1 of the De-fit Waste Metrics and Circular Fitout Guidelines for Sydney Retail and Hospitality project** established baseline data on retail and hospitality de-fit and renovation waste for City of Sydney council. It identified prevailing industry practices, and highlighted critical gaps in measurement, verification and reuse. The research demonstrated that the majority of de-fit projects default to demolition directed to recycling and landfill, with over 70% of projects not measuring waste streams to inform future decision-making.

**It was revealed that value (materials and \$\$\$) are routinely lost due to lack of circularity knowledge/capability and networks, time pressures, the mixing of waste (instead of site separation) and limited circularity enablement by landlords.**

**Stage 2 (this Guide)** responds directly to these findings by translating the Stage 1 research outcomes into beginner-level, practical, industry-ready tips and tools. Rather than setting unrealistic targets or compliance-driven requirements, this Guide focusses on initial, achievable actions, and aims to make it clear that circular outcomes are largely determined upstream. Decisions made at leasing, design, specification and procurement stages have the greatest influence on waste generation, reuse potential, embodied carbon and total fitout cost upfront, during operation, and at end of life. Accordingly, this Guide prioritises fitout retention, adaptability, circular procurement, and early planning for salvage, reuse and verifiable measurement - with 'straight to recycling' treated as a last resort, rather than as a primary strategy.

This Guide is deliberately grounded in real-world retail and hospitality conditions, including leased environments, compressed programmes, CBD access constraints and commercial risk. We recognise that less-than-ideal outcomes are often driven not by unwillingness, but by lack of information, time, unclear responsibility, appropriate contractual mechanisms, and by challenging sites and lessor policies.

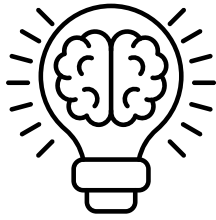
A further central theme of this Guide is accurate measurement and reporting. The Stage 1 research identified widespread reliance on assumed or averaged de-fit waste management data, which undermines informed decision-making and creates reputational and regulatory risk. This Guide therefore emphasises site-specific measurement, clear differentiation between reuse, recycling and landfill, and the importance of capability building over punitive diversion targets.

For Lessors, this Guide highlights the critical role leasing conditions, surrender requirements, access arrangements and programme allowances play in determining outcomes. Evidence shows that passive or overly rigid landlord approaches consistently result in demolition and landfill, while modest policy and process changes can materially improve circular outcomes, reduce costs and support detailed, accurate and verifiable reporting.



# THE RELEVANCE OF CIRCULAR ECONOMY TO RETAIL & HOSPITALITY

# WHAT DO WE MEAN BY ‘CIRCULAR FITOUT’?



A circular fitout is a different way of thinking about how retail and hospitality spaces are designed, built and removed. Instead of the traditional “take–make–waste” approach - where materials are installed, used for the lease duration, then demolished and sent to landfill - a circular fitout is designed from the outset to avoid waste, keep materials in use, and retain value over time. ([Ellen MacArthur Foundation](#)).

In practical terms, this means prioritising what already exists before bringing in new, virgin materials. Existing walls, floors, ceilings, services, finishes, fittings, furniture and equipment are retained and/or reused wherever possible. Fitout elements are selected and detailed so they can be refinished/repaired, removed intact for reuse elsewhere, resold or donated, rather than being relegated to ‘waste’ during the next refurbishment or de-fit. Recycling still plays a role (and is better than waste-to-energy or landfill) but it is a last step - after opportunities for retention, reuse and value recovery have been exhausted.

For operators and lessors, taking a circular approach is not just about sustainability - it is also about cost and commercial performance. Circular fitouts - accompanied by truly circular renovation and de-fit - reduce recycling and waste-to-landfill disposal and transport costs, avoid unnecessary virgin material procurement, and can unlock resale or reuse value from materials and fitout assets that would otherwise be thrown away. More efficient use of materials and longer asset lifecycles are consistently linked to lower operating and renovation/refresh material costs. In NSW alone, circular economy approaches have been estimated to deliver billions in material cost savings at scale. ([EPA NSW](#))

By buying second-hand, repaired/refurbished/recycled, keeping materials in use and reducing demand for new products, circular fitouts lower the volume of waste sent to landfill and reduce the environmental impacts associated with manufacturing and transport. Retention and reuse in particular play critical roles by reducing reliance on virgin resources. New products are typically more waste generating, and water, energy and carbon-intensive to produce. ([Monash University](#))

Finally, circular fitouts increasingly contribute to reputation, brand value and social licence to operate. Customers, investors and regulators are placing greater scrutiny on how businesses manage waste, carbon and resources. Circular approaches demonstrate leadership, support sustainability commitments, and can create social value through repair, refurbishment (job creation), resale and donation. At a broader level, circular economy practices are recognised for their ability to drive innovation and economic development, reinforcing long-term resilience. ([European Parliament](#))

In short, a circular fitout is about making smarter decisions - early - so that materials, money and value are not wasted. It is a practical, commercially grounded approach that delivers better outcomes for retail and hospitality operators, lessors, communities and the environment.

# WHY CIRCULAR FITOUTS MAKE COMMERCIAL SENSE

## Circular fitouts, renovations and de-fits done right:

- Avoid unnecessary procurement of destructive/extracted virgin materials
- Unlock reuse value from materials and fitout assets that would otherwise be thrown away
- Lower operating and renovation/refresh material costs
- Reduce recycling and waste-to-landfill disposal and transport costs
- Demonstrate positive designer, shopfitter, operator and lessor brand values
- Have the potential to deliver billions in material cost savings at scale



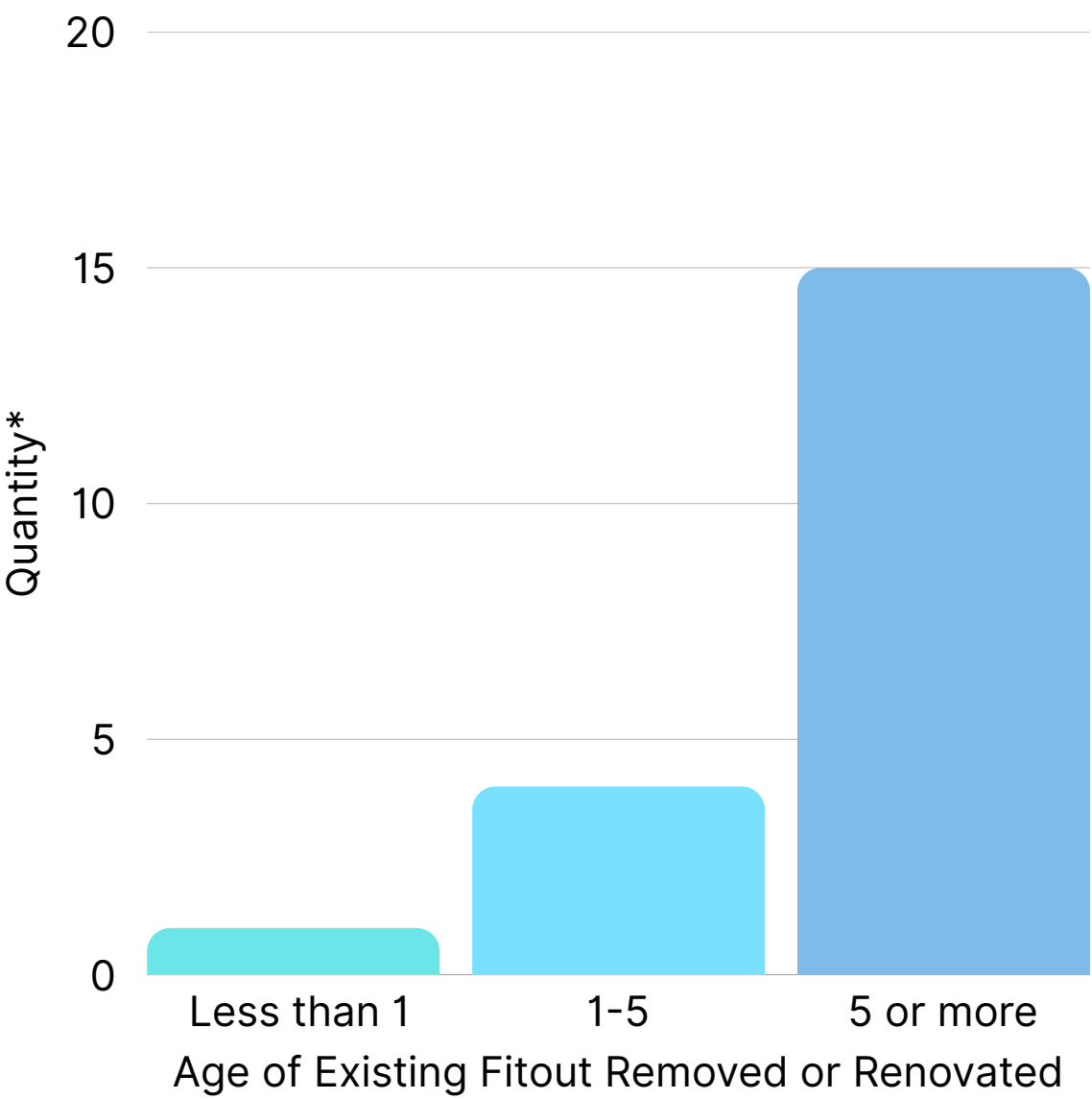
Supporting operator and lessor sustainability, decarbonisation and social value targets contributes to fulfilling current and future regulatory expectations around waste, carbon, social responsibility and reporting.



# EVIDENCE OF VALUE POTENTIAL

25% of projects surveyed, in our research, reported that the fitout removed or renovated was 5 or less years old. Typical Australian retail and hospitality lease terms indicate (and even often require) that fitouts are refreshed/renovated, replaced or completely stripped out every 3-7 years.

By contrast, the warranty periods, and useful lives, of most fitout furnishings, fixtures and materials exceed 10 years. This suggests that behaviour change to more extensively embrace reuse, the development of reuse markets - and designing and installing to enable economical salvage of these resources - represent significant opportunity to reclaim material and financial value.



# QUICK TIPS:

In retail and hospitality, circularity is about designing, delivering and managing fitouts so that materials, components and products **retain value** over multiple lifecycles.

## This includes:

- Allowing fitout elements to be retained and reused from lease to lease
- Designing fitouts that last longer and that can be easily refreshed with lower impact interventions such as paint, art and re-skinning
- Retaining and reusing existing elements wherever possible
- Selecting products and systems that can be disassembled, salvaged and reused
- Salvaging materials and products during renovation and de-fit for reuse, sale, donation, return-to supplier
- On a site by site basis: measuring what actually happens to everything once removed - not what is assumed - so that we can all learn what is being wasted and start to examine why - in order to inform better decision-making by lessors, and in planning our next fitout, renovation or de-fit.



### REMEMBER...

Recycling is important, but it is not the primary goal.

Retention, reuse and life extension deliver the greatest environmental, financial and social value.



*A zero-waste, low carbon fitout created from salvaged and pre-loved materials - resulting in material and fixture cost 70% lower than industry average.*

**Coogee Refill Cafe**  
by Forward Thinking Design 2020

# PRACTICAL GUIDELINES FOR DESIGN, SPECIFICATION & PROCUREMENT

# EMBEDDING CIRCULARITY AT DESIGN STAGE

The most important circular interventions are made before design begins.

## Key actions to consider:

### Design Less

- Where the site has an existing fitout - challenge whether a full de-fit and new fitout is required
- Retain walls, ceilings, floors, services and back-of-house areas, as is, wherever feasible
- Does the flooring, wall tiling and all of the stainless steel in the kitchen really need to go?
- Do we really need to buy all new materials, fixtures and furnishings or can we be creative with retention, reuse, pre-loved, salvaged and/or refurbished items?

### Design for Longevity and 'Light-touch' Refreshes

- Can we avoid trend-driven styles, finishes and features with short lifespans?
- Can we design shopfronts and interiors that can easily adapt to menu, season and brand updates?
- Can we prioritise modular, reconfigurable systems & joinery, to allow for low-waste layout adjustments?
- Are we considering fixing details when we design and specify? Do we need to glue everything down or can we use mechanical fixings?



**DESIGN TIP:**  
Ask “What can we keep?”



*'I learned a lot about designing for updates and reuse through my work in exhibition design at The Powerhouse Museum. Since the same wall panels had to be used again and again, the team mounted them on split battens. This allowed the panels to be removed, refinished and then re-hung with very little waste'.*

**Vanessa Cullen, Founder and Principal - Forward Thinking Design Pty Ltd**

# PROJECT PLANNING & PROCUREMENT

Circular outcomes depend on planning and procurement decisions.

## Project Planning for Renovation

- Schedule condition assessment of existing fitout elements, to decide what can be retained
- Allow storage or staging space, during fitout, for items being retained

## Supplier Selection

- Engage designers who have training and experience in circular design
- Engage suppliers, and trades, who offer take-back, reuse, refurbishment and/or recycling options
- If intending to repair, refurbish, remanufacture - and/or procure pre-loved, salvaged and/or refurbished items - engage with suppliers as early as possible, to improve rates of sourcing success



Unsure where to find designers and suppliers of USED, REFURBISHED, REMANUFACTURED & RECYCLED materials, fixtures, fittings, furniture & equipment?

There's a directory for that:

**[CIRCULARSUPPLY.AU](https://circularsupply.au)**



# QUICK CHECKLIST:

## Scope & Design

- ☐ Has the need for a full de-fit/fitout been challenged?
- ☐ Have we allowed space to retain materials, furnishings and other items onsite?
- ☐ In agreement between lessee and lessor, have we maximised what can be retained?
- ☐ Do we understand circular design, specification and sourcing, and have we engaged in it?

## Materials & Systems

- ☐ Have we designed for durability, repair and 'light-touch' refresh?
- ☐ Have we specified suppliers who offer product stewardship (take back)?
- ☐ Are systems, joinery and components modular and reconfigurable?
- ☐ Have we specified mechanical fixing rather than glue bonded?



***Need more support?***

Contact **[ftdcircular.com](https://ftdcircular.com)**



*Fitout embodied carbon value 50% lower than Sydney average, as a result of circular design and specification.*

**Brown Jersey - Ultimo**  
by Forward Thinking Design 2018

# PRACTICAL GUIDELINES FOR MANUFACTURE & FITOUT

 [www.ftdcircular.com](http://www.ftdcircular.com)



# BUILDING CIRCULARITY

Once your design is set, the next opportunity to deliver circular outcomes sits in how your fitout is manufactured, installed and documented. The goal is simple: build in a way that preserves materials, enables future reuse, and avoids unnecessary loss, from day one.

## Key actions to consider:

### Be a Champion

- Builders and shopfitters can inform and support designers to align design features with standard material sizes and formats, to reduce offcut waste, speed up fabrication, and lower material costs
- Prioritise reuse, repair, refurbishment and local manufacture - particularly using reclaimed or waste materials, fixtures and furnishings. Local supply chains can reduce lead times, protect against import delays or shortages, and provide greater cost certainty. You'll also be supporting local businesses and social enterprises

### Think Forward

- Preference mechanical fixings and modular construction over permanently bonded systems. Modular joinery, demountable fixtures, and accessible service connections all support faster installation now - and are far easier to salvage and use again later
- Create a 'living register'. This should record the materials, fixtures, fittings and furnishings installed; and should include (as a minimum) product photo and identity, technical specifications, care and warranty information, installation and de-installation methodology. A simple register enables better maintenance, easier upgrades, and improves the chances of retention, reuse, sale, donation, return, remanufacturing and recycling at end of fitout life.



# BUILDING CIRCULARITY CONTINUED

## Enable Data-led Improvement

- Record what is ordered, used, retained, removed, reused, sold, donated, returned, recycled, and what goes to landfill, as honestly and accurately as you can
- We need to track all material flows as they happen, not after the fact or based on what was assumed to have happened
- Share this information with all project stakeholders. **This feedback loop is essential - it allows teams to identify where waste is occurring and engineer it out of future projects - improving both environmental and commercial performance over time.**



*Resourceful cultures show us that circularity is not an added burden, but rather an approach turned to particularly in times of need. Circularity is an invitation to creativity - and is a sensible competitive advantage. Reaping more value from the same resources reduces cost, improves programme certainty, strengthens ESG performance, and positions businesses as forward-thinking and responsible. For operators, suppliers and fitout teams alike, **circular approaches are not about doing more - they are about doing things smarter**, with better outcomes across every project.*



# QUICK CHECKLIST:

## Builder/Shopfitter as Circularity Champion

- ☐ Have we worked with the designers to align fabrication to standard material sizes?
- ☐ Have we prioritised reuse, repair, refurbishment?
- ☐ Have we considered procurement of local reclaimed materials, fixtures and furnishings first?

## Build the Future

- ☐ Are we using mechanical fixings instead of bonded systems?
- ☐ Are we building with modular, demountable and reusable components?
- ☐ Have we created a Material & Furnishings Register, to be held by the client and lessor?

## Enabling Data-Led Improvement

- ☐ Are we tracking all actual material flows, and outcomes, in real time?
- ☐ Are we using receipted, site-specific material flow and waste data (not averaged reports)?
- ☐ Have we shared our material flow data with all relevant project stakeholders?
- ☐ Are we using our data insights to cost engineer, reduce waste and improve the impacts of future projects?



***Need more support?***

Contact **[ftdcircular.com](https://ftdcircular.com)**



*Always a supporter of original authentic design, since 2019, Cafe Sydney has been working with Cultivated to renew and restore its classic furniture pieces to be used for many years into the future.*

Photo by Fiona Susanto, courtesy of Cultivated.

**Cafe Sydney**  
**by Cultivated, since 2019**

# PRACTICAL GUIDELINES FOR DE-FIT & REPORTING

# PLANNING FOR CIRCULAR DE-FIT & REPORTING

Circularity requires the setting of clear expectations via tender and contract clauses. The quality of circularity outcomes and reporting also relies upon Head Contractor and subcontractor capability and accountability. As clients grow increasingly aware of the legal and reputational risks of greenwashing (waste reporting that doesn't stand up to scrutiny); contractors can show leadership by committing to professional development in sustainability and circularity, and high standards of transparency, verification and reporting.

## Guidance on Renovation or De-fit Tender and Contracts

- Include clear requirements for on-site separation, encourage reuse, sale, donation, return and recycling as landfill diversion, and request measurement of all material streams/waste (such as furniture, retail fixtures, joinery fixtures or joinery board, plasterboard, steel, plastics, flooring types, stone, services components, builders waste etc)
- Require site-specific outcomes reporting - decline to accept data/reports without proof (eg. receipts)
- Emphasise best practice circularity processes, and verifiable outcomes, over the need to meet diversion percentage targets that can act as a disincentive to accurate reporting



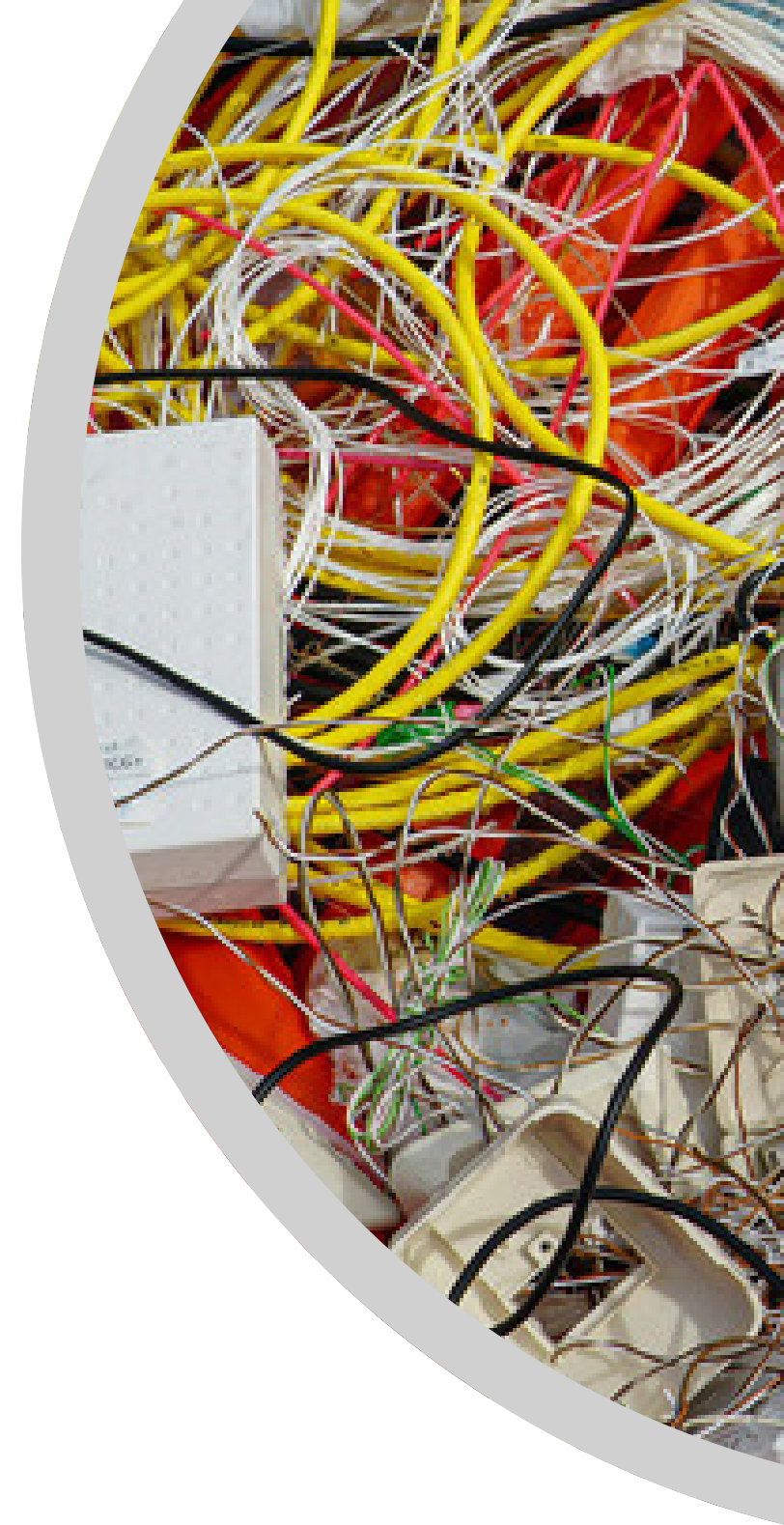
**Need tender and contract clauses to guide circular renovation and de-fit?**

Access the BVN and FTD Circular de-fit guide via:

**[FTDCIRCULAR.COM/PROJECTS](https://ftdcircular.com/projects)**

or the Green Building Council of Australia's:

**['A Practical Guide to Circular Procurement'](#)**



## 4 'STARTING POINT' KEY CLAUSES:

The following clauses are a good starting point and can be adapted for specifications and contracts.

- 1 Circular Objectives**  
The contractor shall prioritise retention, reuse and life extension of existing fitout elements before recycling or disposal.
- 2 Waste Separation**  
The contractor shall separate key material streams on site, including metals, timber, plasterboard, glass, plastic and fixtures/furnishings.
- 3 Measurement & Reporting**  
The contractor shall provide site-specific reporting of all quantities removed from site, distinguishing reuse, recycling and landfill.
- 4 Salvage & Life Extension**  
The contractor shall provide a strategy - and reasonable time and access - for salvage, reuse, sale or donation of suitable items.



***Need more support?***  
***Contact [ftdcircular.com](https://ftdcircular.com)***

# FOR CONTRACTORS

Our research identified widespread under-measurement, and reliance on assumed outcomes, in retail and hospitality renovation and de-fit waste reporting. Leading Head Contractors, subcontractors and waste management organisations are realising the need to adopt circularity best practice - and the highest standards of transparency, verification and reporting - as a competitive advantage.

## Best practice can include:

- Planning a circularity strategy for each project, to reduce environmental impact, and to return benefit to clients and communities
- Separating all materials onsite and recording their types and quantities
- Accounting for and recording ALL materials, fixtures, equipment, furnishings that leave OUR SITE, rather than 'eye-balling', using AI image recognition estimates or relying on load averages from waste management reports
- Verifying and recording the outcomes of where ALL items end up - were they reused, sold, donated, returned to the supplier, recycled or landfilled? The proof of outcomes also needs to be retained on record, for auditing purposes and to avoid greenwashing. Proof can include photos and registers of reuse, receipts from return/sell/donation, resource recovery centre and tip receipts. **Tip:** check that the weights and volumes recorded on the receipts balance against our records of what left site, and against the information being conveyed in reports
- Avoiding inflated diversion claims

Remember that all of our actions matter - economically, environmentally - and in creating social benefit through improving equitable access to materials and furnishings (through salvage and donation etc). Project data can be used to powerfully inform improved future design, fitout & de-fit decisions and outcomes.

**Honest practice and accurate data builds capability, trust and investment.**



# SITE CHECKLIST

**The following practical on-site actions consistently improve circularity outcomes:**

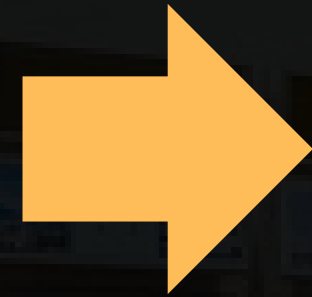
- ☐ Remove loose items before demolition begins
- ☐ Separate metal, timber, plasterboard, glass, plastic and fixtures at source
- ☐ Avoid mixed waste skips wherever possible
- ☐ Photograph and record materials as they leave site
- ☐ Keep, at least, basic item counts and volume records

## **HOT TIP:**

**Even partial site separation significantly improves recycling rates and data accuracy.**



REGISTER existing site  
assets & inventory onto  
digital platform



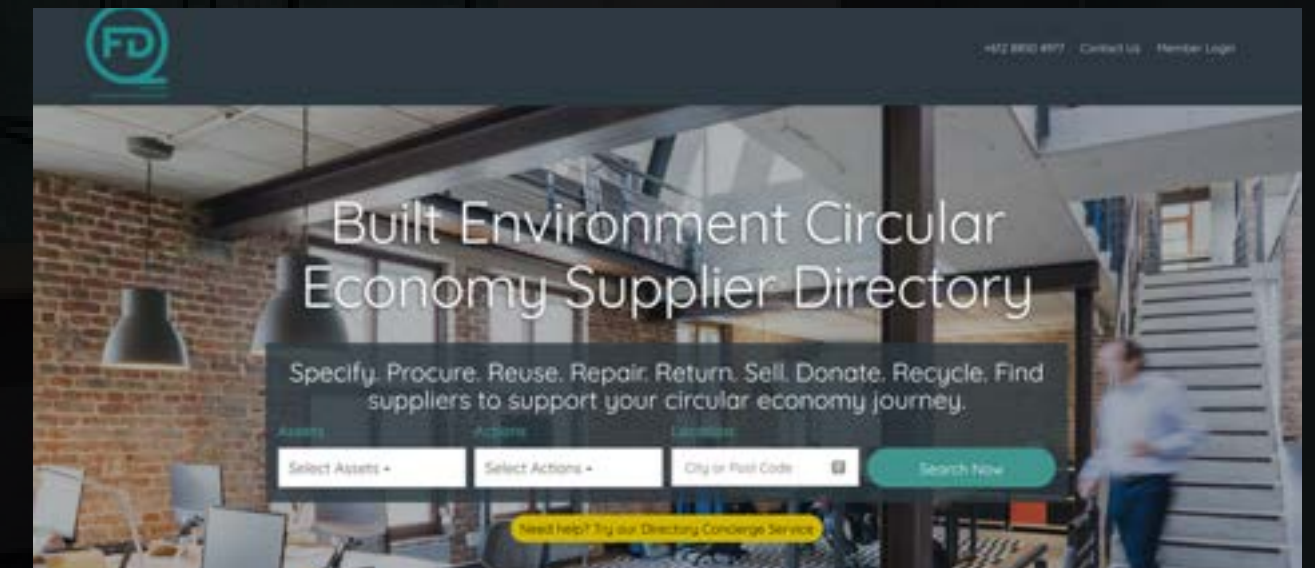
Nominate REUSE & RETURN



SELL, DONATE, RECYCLE  
remaining items through  
recipients in circularsupply.au



35 assets and 3 categories of inventory - including half of the custom joinery, plus 53sqm of carpet tile - donated to **Mission Australia**. Other beneficiaries included the **Generous & Grateful**, local community members in Western Sydney and **Re-Love**.



Over six days, this retail de-fit project achieved 100% landfill diversion of loose items and 87% of construction materials by reusing, selling, donating and recycling.

for Stockland  
by Ilimaf and Forward Thinking Design 2023

# SPECIFIC GUIDANCE FOR LESSORS

# LESSOR ACTIONS ARE PIVOTAL

Landlords can materially influence circular outcomes through leasing and operational decisions.

## Recommended Actions

- Lead by example by designing circular base builds
- Remove blanket strip-out requirements from renewal and end-of-lease terms
- Permit, encourage and facilitate retention of fitout elements between leases, by discussing needs with outgoing and incoming tenants
- Provide clear fitout and de-fit guidelines aligned with circular outcomes
- Provide dock and tenancy access - and time - for separation and salvage activities
- Require site-specific circularity and waste reporting
- Provide digital infrastructure to retain fitout drawings, specifications, de-fit plans and registers associated with their respective fitouts. Knowing the identity of fitout elements, and how they were installed, supports successful salvage, reuse, sale, donation, return to supplier product stewardship schemes and recycling.

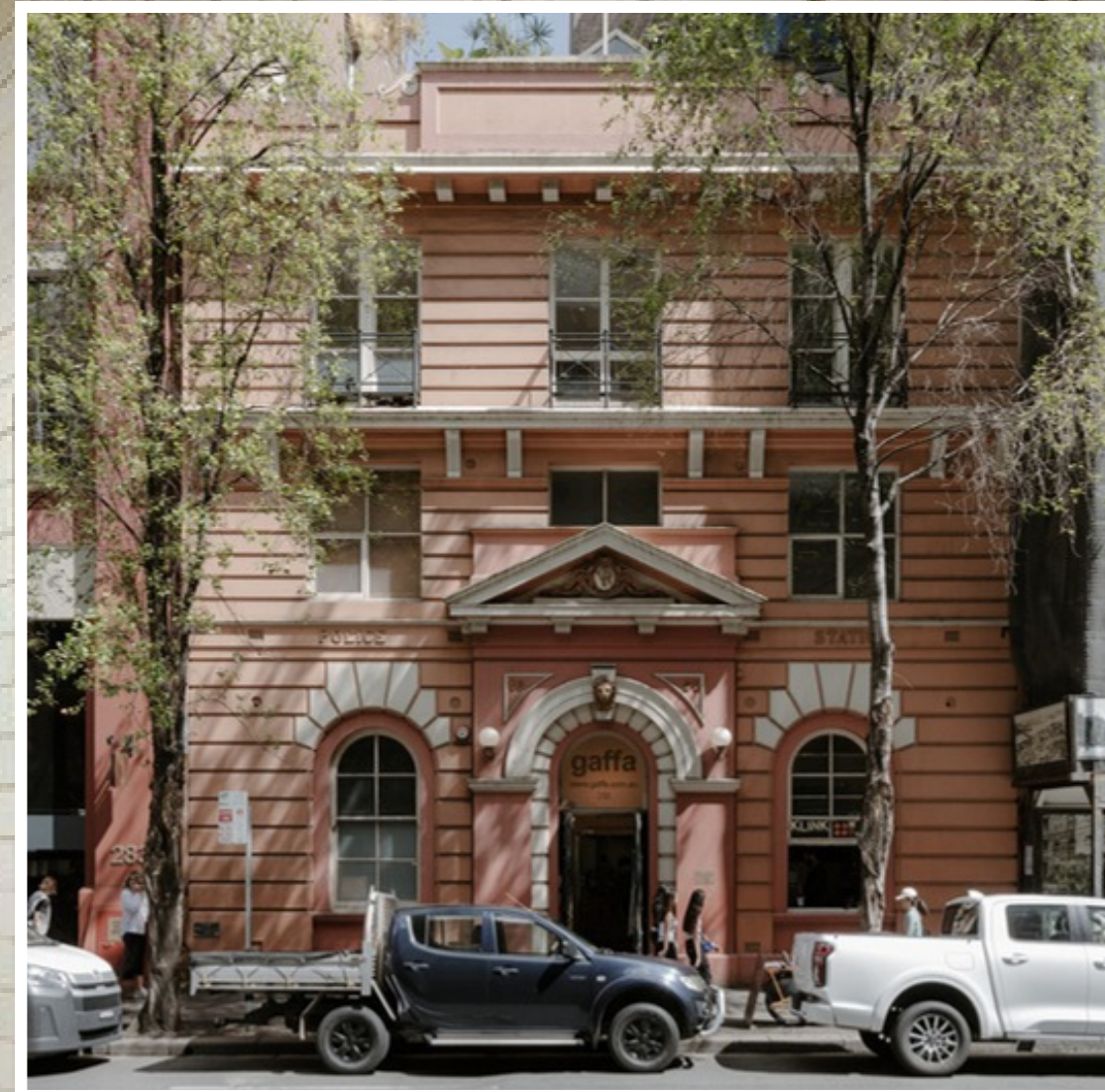
## Benefits to Landlords/Lessors

- Save on financial contributions to fitout by retaining surrendered fitout elements in situ instead (such as stock rooms, kitchen walls, floors and ceilings, standard retail fixtures etc)
- Improve ESG and carbon reporting
- Reduce surrendered de-fit and waste management costs
- Improve lessor - tenant relationships
- Improve reputation and social licence to operate



### **HOT TIP:**

**Lessor rules, site access & loading dock infrastructure can help or hinder site separation & circularity efforts**



*A transformed historic site, once a bustling police station, now features a former cell block re-fashioned as the eclectic Gaffa Galleries, and a rooftop bar.*

Photos courtesy of Sheeth.

**281 Clarence St, Sydney**  
by Sheeth 2020



# CONCLUSION

# CIRCULARITY BENEFITS ARE ACHIEVABLE

**Cost, environmental and social benefits can be achieved by starting with small steps towards:**

- Early planning and clear definition of circularity intentions and expectations
- Clear contractual requirements, complimented by links to supportive informational resources
- Building circularity into processes, as business as usual
- Focusing on capability building, rather than overly lofty or punitive targets

During our research, we heard from several respondents that they did not want to report detail on waste stream outcomes - for fear that the frequently applied commercial office target of over 90% diversion from landfill would also be applied to retail, hospitality and mixed use. This concern was founded on the pressure they already feel to 'cook the books' to provide waste reports showing >90% diversion, or risk not winning the next project.

We have found more confident success through focusing on the financial benefits of circularity (the business case) and encouraging incremental process improvements. This requires building industry capability through supporting learning from others (and their project case studies), setting and experimenting with implementing small steps, and through sharing supply chain and service connections that help to build a circularity ecosystem.



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# SUMMARY

## The circularity opportunity in retail and hospitality projects:

- Embed circularity at design stage and throughout the lifecycle
- Retain significant portions of the existing fitout
- Procure pre-loved, refurbished and recycled furniture, fixtures, fittings and materials
- Achieve high reuse, sale and donation rates for de-fitted furniture, fixtures, fittings and materials
- Separate waste streams for higher recycling rates and ease of measurement and reporting
- Measure site-specific waste-to-landfill and circularity outcomes in an auditable and verifiable fashion
- Use learnings to continuously improve future projects



*For retail and hospitality operators, suppliers, fitout teams, and lessors alike; **circular approaches are not about doing more - they are about doing things smarter.***

*Each small adjustment can scale to significant savings - and environmental and social benefit - over time.*





*Sustainable and enduring, locally sourced materials, design and manufacturing have saved significant cost and carbon over this fitouts' extended lifecycle.*

**Abode - for Parkroyal Darling Harbour  
by Forward Thinking Design 2014-2026 and counting...**

## FTD CIRCULAR SUPPORTS RETAIL AND HOSPITALITY THROUGH:

- Circular fitout strategy and advisory
- Design, specification and procurement reviews
- Material registers and digital track/trace
- Connections to reuse and circular waste management solutions
- Circularity training for design, construction, de-fit and property teams

**EARLY ENGAGEMENT DELIVERS THE STRONGEST OUTCOMES.**

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