



Australian Government

Department of Infrastructure, Transport,  
Regional Development, Communications, Sport and the Arts

April 2026

# Western Sydney International (Nancy-Bird Walton) Airport

## Noise Insulation Program

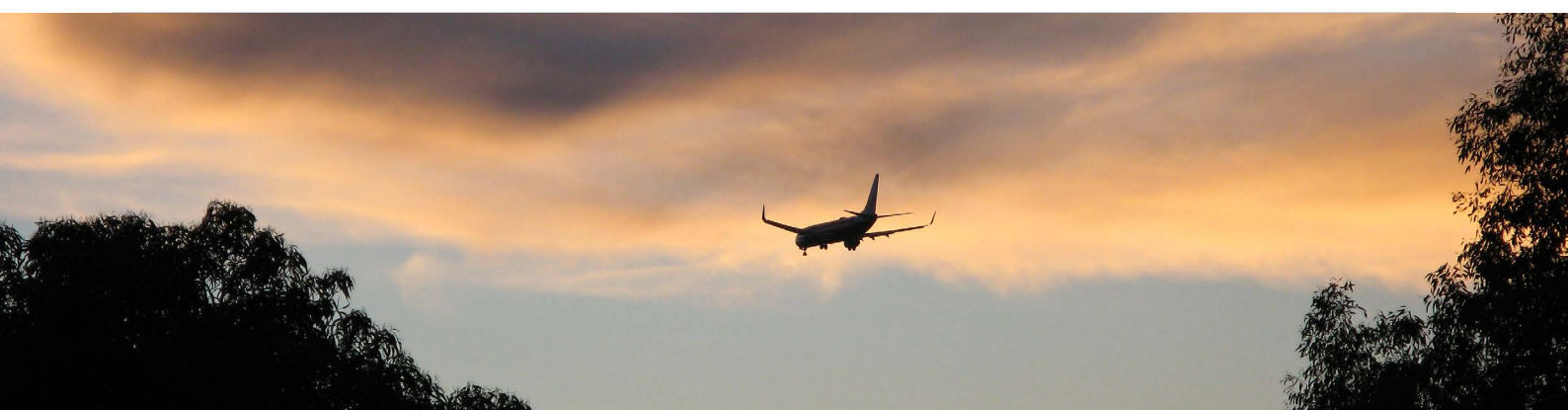


Photo by Getty Images, Credit: Andreas Altenburger

The new Western Sydney International (Nancy-Bird Walton) Airport (WSI) is set to open for domestic and international travel and freight operations by late 2026.

### About the Noise Insulation Program

The new 24-hour, curfew-free WSI airport will bring employment and business opportunities to the region and meet Sydney's growing aviation needs. However, the operation of the airport will result in aircraft overflight noise to surrounding residents and communities.

The Noise Insulation Program has been developed by the Australian Government to reduce aircraft noise levels inside eligible homes and other noise-sensitive buildings – such as schools, childcare centres, health and medical facilities and places of worship – within the program eligibility area.

The program will fund and deliver noise insulation works for eligible properties. In limited cases where insulation cannot reasonably and cost-effectively meet noise reduction targets, the Australian Government may offer to purchase a property on a voluntary basis. Any property acquisitions will be considered on a case-by-case basis.

Participation in the program is voluntary.

### Policy and Program Guidelines

The program is based on the Noise Insulation and Property Acquisition policy which was first released for public consultation in October 2023 as part of the draft WSI – Airspace and flight path design Environmental Impact Statement (EIS).

Following community and stakeholder feedback, the policy was finalised in late 2024 and has been used to design and develop the Noise Insulation Program.

Further information on the policy can be found in the EIS which is available at [wsiflightpaths.gov.au](https://www.wsiflightpaths.gov.au) (refer to Section 11.8.1.2 in Chapter 11).

The Australian Government has now released Program Guidelines that set out the detailed program eligibility area, the rules for the program, and how it will be delivered. The Program Guidelines are available at [wsinoiseinsulation.gov.au](https://www.wsinoiseinsulation.gov.au).

## Noise reduction targets

The program aims to reduce the aircraft noise experienced in noise-sensitive areas of eligible properties to around 50 decibels, using practical and cost-effective treatments.

The level of noise reduction will vary dependent on the building type and its condition, use and location. In some cases, the optimal noise reduction target may not be achievable. In such cases, an alternative noise level target will be set, and noise reduction treatments will aim to meet this target in a cost-effective manner.

## Eligible buildings

The program applies to 2 types of eligible buildings:

- Residential dwellings – all houses and units used or intended for residential purposes, whether owner-occupied, rented, or used as secondary homes.
- Noise-sensitive non-residential buildings – schools, childcare centres, health and medical facilities, and places of worship.

## What noise reduction treatments will be offered?

Eligible buildings will be assessed by acoustic and building specialists who will identify noise treatment solutions that suit the needs of the building and achieve value for money.

Noise treatment solutions may include:

- sealing gaps around doors and windows
- upgrading single-glazed windows to high performing acoustic glazing
- upgrading or replacing hollow-core external doors
- installing acoustic insulation in ceilings and roofs
- providing acoustic treatments to poor performing existing skylights
- enclosing open eaves
- installing or upgrading ventilation and air conditioning systems to maintain comfort with windows closed.

Landowners will be invited to provide input into the noise treatment plan developed for their property.

## Is there a cost to residents for the noise treatment works?

No. The Australian Government will cover the cost of agreed noise reduction treatments to eligible buildings.

Landowners and residents will not receive any funding or compensation directly and will not be required to arrange quotes or contractors themselves.

Each eligible building will undergo an acoustic assessment and will receive a tailored Noise Treatment Plan. The Noise Treatment Plan will generally provide 'like-for-like' replacement of existing materials such as doors, windows and furnishings. For example, this means that existing timber windows would be replaced with comparable timber windows.

## Will the Australian Government buy my property?

The aim of the program is to allow residents to remain in their homes, by providing effective and appropriate noise treatments.

In limited cases where the property is very significantly affected by aircraft noise and insulation treatments cannot reasonably achieve the program's noise reduction target, we may offer to purchase the property. Acquisition is voluntary and will only proceed at the landowner's request where properties are very significantly impacted by aircraft overflight noise, effective noise amelioration treatments are not possible and agreement on fair value with the landowner can be reached.

## How long will the program be open for?

The program opened for applications by landowners in the eligibility area in April 2026.

The Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts, together with the program's managing contractor, will contact landowners within the eligibility area to provide them with further information about the program and the application process.

The program will run for 3 years, and the application period will remain open for 2 years from commencement.

### Who is eligible to apply?

The eligibility area is based on the Australian Noise Exposure Concept (ANEC) 20 composite contour for the year 2040, as identified in the 2024 EIS.

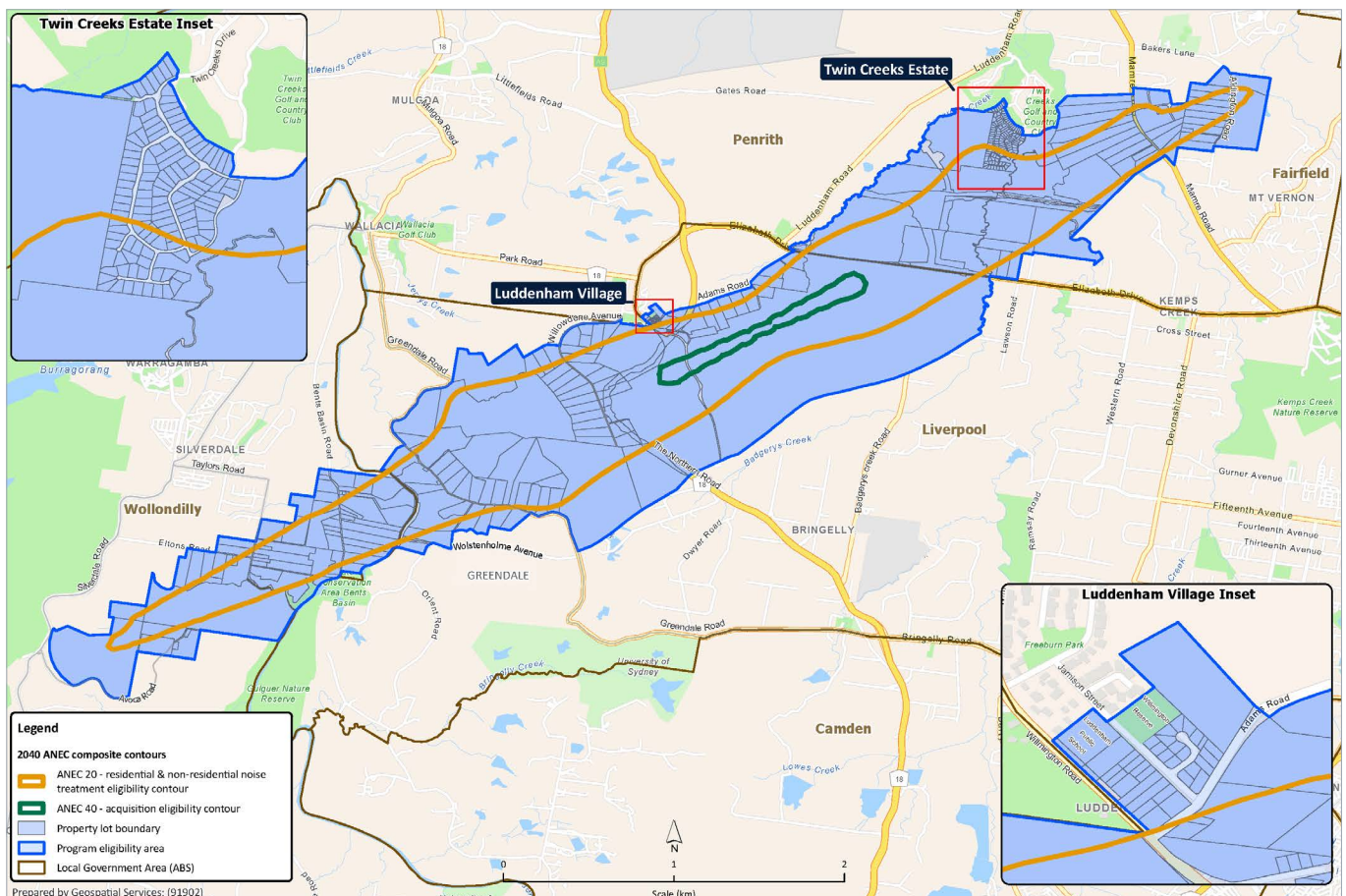
The ANEC 20 composite contour includes noise impacts from all runway modes of operation, including night modes, and represents the largest ANEC footprint. This captures the highest number of properties within the program eligibility area.

In addition to the ANEC 20 boundary, the eligibility area has been adjusted to account for 'natural boundaries' rules set out in the Program Guidelines, including:

- the whole of a property lot, if the ANEC 20 line crosses any part of it, provided the dwelling is within one kilometre of the ANEC 20 line
- some additional properties in close proximity to the ANEC 20 contour, where the local geography creates a natural boundary, such as a road, waterway, terrain or green space
- specific adjustments in Luddenham village and Twin Creeks Estate, to ensure consistency where the ANEC 20 line runs along or across local streets.

The program eligibility area is shown in the map below.

### Program eligibility area for noise treatment works and voluntary property acquisition



Map provided by the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts



More detailed maps are included in the Program Guidelines, available at [wsnoiseinsulation.gov.au](https://wsnoiseinsulation.gov.au)



Photo by Western Sydney International Airport

The following table summarises which types of buildings are eligible to receive noise treatments.

Building type	Included	Excluded
Residential	Treatment of noise-sensitive habitable areas, including sleeping areas, living areas, and home offices	Unapproved buildings and structures. Buildings with pre-existing obligations to undertake noise amelioration to achieve building compliance.
Non-residential	Noise-sensitive areas within public buildings (educational facilities, health care and clinical facilities, places of worship).	Commercial (including retail) and industrial buildings.

Lessees of eligible non-residential, noise-sensitive commercial premises will also be invited to participate with the agreement of the lessor/landowner.

### How do I apply?

Only landowners of properties inside the program eligibility area can apply. The Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts will directly contact landowners of these properties to invite them to apply. Further information is available at [wsinoiseinsulation.gov.au](http://wsinoiseinsulation.gov.au).

Each application will be assessed by the department to determine that the property meets all the eligibility requirements contained in the Program Guidelines.

Participation in the program will require individual assessment of eligible buildings by acoustic advisers, followed by the design and delivery of appropriate noise treatment measures.

Participation in the program is voluntary. The application period will be open for 2 years – through to April 2028. Landowners who choose not to apply at first will remain eligible to apply later during the application period.

### Contact us



Visit the website [wsinoiseinsulation.gov.au](http://wsinoiseinsulation.gov.au)



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