



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

Program Guidelines explanatory guide



© Getty Images

About the program

The WSI Noise Insulation Program aims to address the impacts of aircraft overflight noise where people live, learn or receive essential services.

The program is one of several measures identified in the WSI Airspace and flight path design Environmental Impact Statement (EIS) to address the impacts of WSI's flight paths. The Noise Insulation and Property Acquisition policy within the EIS sets out the high-level principles for this program. Further information on the policy is available at wsiflightpaths.gov.au (refer to Section 11.8.1.2 in Chapter 11).

The program is being delivered by the Australian Government through the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts. A managing contractor, Master Building Solutions, has been engaged to manage and deliver the noise treatment works.

Program Guidelines

Detailed Program Guidelines, explaining how the Noise Insulation Program will work, are available at wsinoiseinsulation.gov.au

This publication provides guidance on key aspects of the Program Guidelines.

Program eligibility

Eligibility area

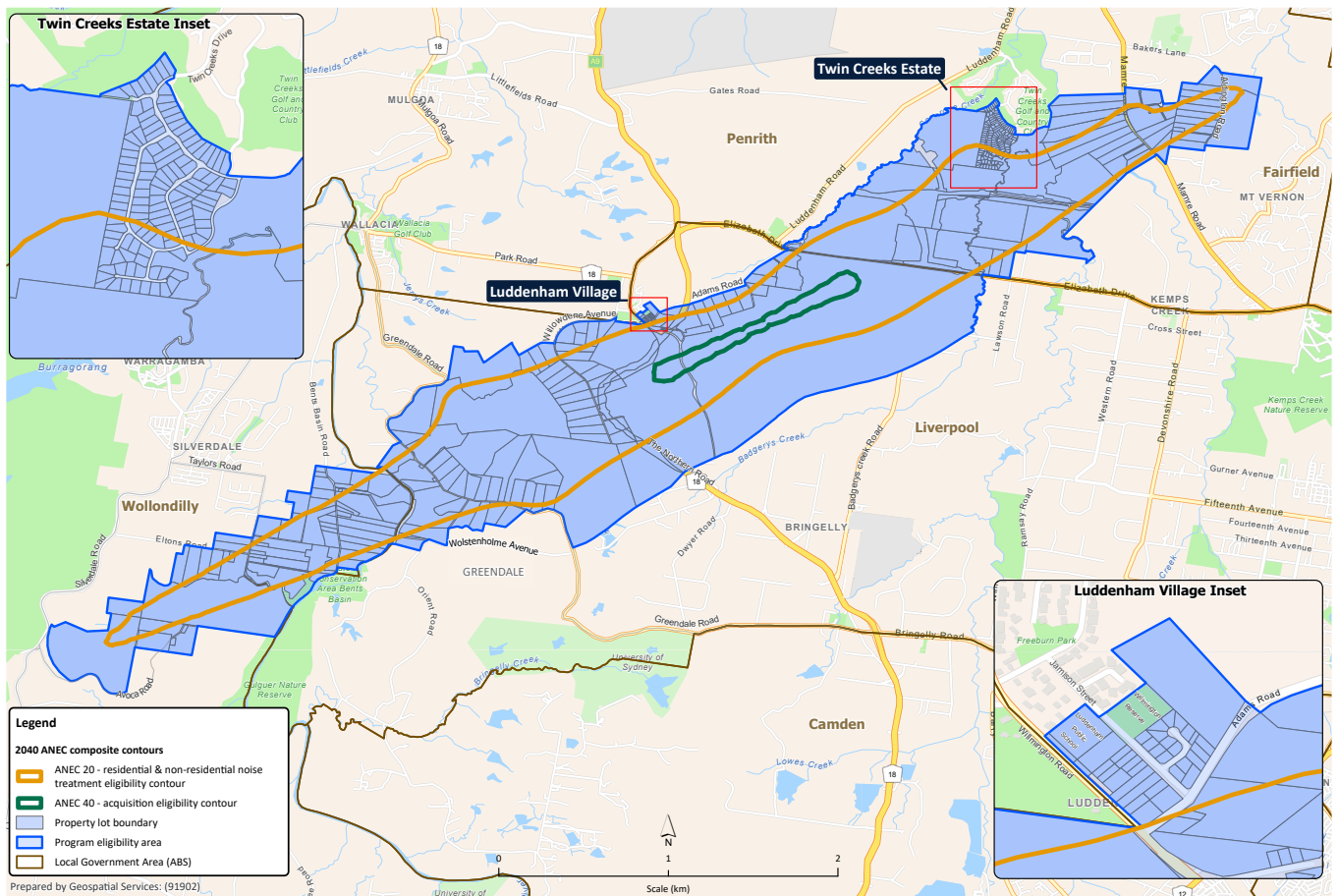
The program eligibility area is defined in the Program Guidelines. It is based on the Australian Noise Exposure Concept (ANEC) 20 composite contour for the year 2040, as identified in the WSI Airspace and flight path design EIS.

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.

Detailed maps of property lots within the program eligibility area are included in the Program Guidelines as well as in this explanatory guide. These maps and an eligibility checker tool are available at wsinoiseinsulation.gov.au

Owners of properties outside the program eligibility area are not eligible to apply to the program.



Noise contours

The Australian Noise Exposure Concept (ANEC) is a noise mapping tool used to visually represent aircraft noise exposure. It shows an average day's aircraft noise by combining all forecast flights, over a 12-month period, to understand the areas that will be most impacted by aircraft overflight noise.

ANEC contours for WSI model the flight path design for single-runway operations. The Noise Insulation Program uses the 'ANEC composite' contour for the year 2040, when the airport is forecast to be operating at 15 million annual passengers. This reflects the largest footprint in 2040 for all 5 runway modes of operation, including night modes.

Further information on noise modelling for WSI is available at wsiflightpaths.gov.au

Eligible buildings

Landowners within the program eligibility area can apply to the program.

The program covers two categories of eligible buildings:

- residential dwellings—houses and units used or intended for residential purposes, whether owner-occupied, rented, or used as secondary homes
- non-residential buildings with noise-sensitive spaces—schools, childcare centres, health and medical facilities, and places of worship

To be eligible, buildings must have been constructed before the program commences and must not be vacant, unless there is a genuine intention for the building to be occupied in the immediate future.

Excluded buildings

The following are not eligible for noise treatment works under the program:

- caravans or other moveable dwellings
- buildings that are unlawfully occupied or unapproved structures
- buildings that were already subject to noise amelioration obligations as a condition of its development approval or construction
- properties that are subject to acquisition processes by local or state government during or soon after the operation of the program.

Applicant eligibility

Applicants must be the landowner/s of an eligible residential or non-residential building within the program eligibility area. This includes joint landowners, or a person who has authority to act on behalf of the landowner.

Tenants of eligible residential buildings cannot apply to the program directly, but may benefit from noise treatment works if the landowner applies.

Lessees (tenants) of eligible non-residential buildings may apply, but only with the written agreement of the landowner.



When and how to apply

The program opened for applications in April 2026.

The Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts, together with the program's managing contractor, Master Building Solutions, 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.

Participation in the program is voluntary.

Landowners who decide not to participate in the program at first will remain eligible to 'opt-in' at later stages within the application period.

Only landowners of properties inside the program eligibility area can apply. The department will write to and contact landowners of these properties to invite them to apply to the program. Further information on how to apply is also available at [wsinoiseinsulation.gov.au](https://www.wsinoiseinsulation.gov.au).

Applicants will be required to provide documentary evidence as part of the application process, including to confirm their identity and property ownership. Applicants may also be asked to provide consent to the department, and Master Building Solutions, to access local council property records on their behalf, as part of assessing an application against program eligibility requirements.

Application assessment

The department will assess each landowner's application against the rules in the Program Guidelines. We will advise you of the application outcome, and explain our reasoning, in writing.

Noise treatment works

The program will fund works to noise-sensitive habitable rooms (as defined in the National Construction Code 2022), such as sleeping areas, living areas and home offices in residential buildings, and spaces used for educational tuition and learning, conducting religious services, and performing medical consultations and treatments. It will not fund works on non-noise-sensitive areas, such as garages, sheds, workshops, verandas/patios, or sunrooms and recreational rooms not used as primary living spaces.

Each eligible building will undergo an acoustic assessment and will receive a tailored Noise Treatment Plan. The plan will be agreed with the landowner before any works begin.

Practical and cost-effective noise treatment solutions will be designed to suit each eligible building, with the aim of reducing aircraft noise to 50 decibels in each noise-sensitive habitable room.

In some cases, it may not be possible to reduce aircraft noise to 50 decibels, in which case an alternative noise level target will be set and treatments will aim to meet this target.

Typical noise treatments

Examples of treatments that could be provided include:

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

Associated works may also be funded if they are considered necessary to support noise treatments, such as minor structural works to fit upgraded windows or doors, window furnishings (such as curtains) required for new windows, electrical adjustments for new ventilation systems, hazardous materials management (for example, asbestos removal), and any development approvals required by local councils.

The Noise Treatment Plan will generally provide 'like-for-like' replacement materials. This means, for example, that existing timber windows would be replaced with comparable timber windows. The age, function, condition and cost of each building element will be taken into consideration.

The department will have full oversight of the program. We will have systems in place to ensure all building and construction works delivered by contractors are to the highest standard possible and provide durable and high performing noise treatment solutions.

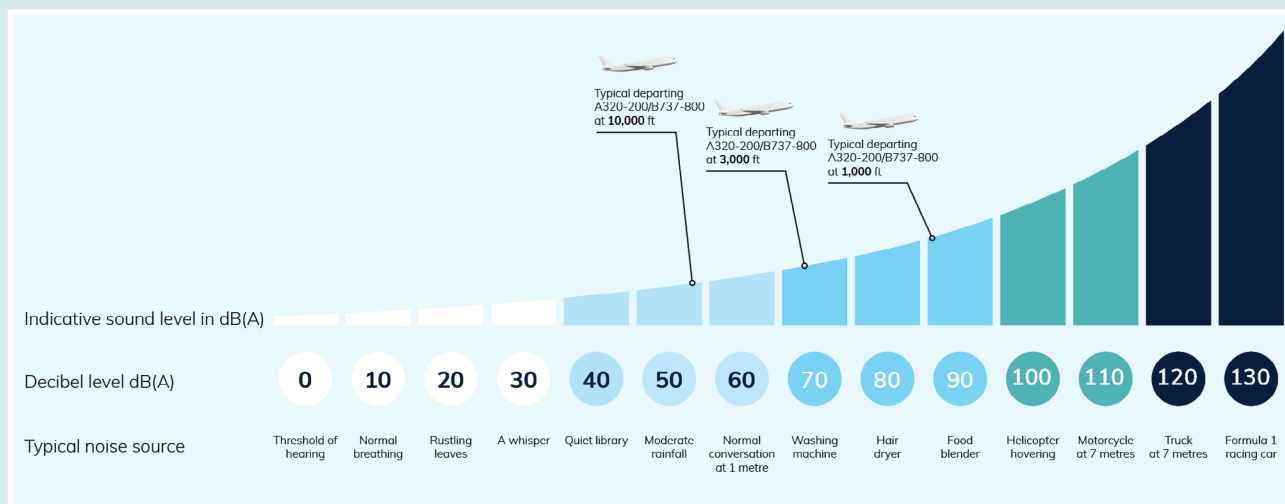
How is noise measured?

Noise is measured using a unit called decibels (dB). Decibels are used to describe the loudness or intensity of sound. The louder the sound, the higher the number of decibels.

To understand decibels, it helps to have a comparison point. The quietest sound that the average human can hear, which is called the threshold of hearing, is assigned a value of 0 decibels. Every increase of 10 decibels represents a doubling in perceived loudness.

The sound level of typical daytime activities can vary between 50 decibels (the sound of a quiet office or rainfall) and 90 decibels (food processor or motorcycle).

A video demonstrating aircraft noise at 60 and 70 decibels in suburban settings is available at engage.airservicesaustralia.com/hub-page/wsi



Cost of noise treatment

If your application to the program is successful, we will pay for and deliver noise treatment works. Successful applicants will not receive money directly, and will not need to arrange builders and contractors. Our managing contractor, Master Building Solutions will manage all works.

The program will apply a maximum cost cap for noise treatment works for individual eligible residential buildings. The cap includes the cost of all materials, labour, building inspections and assessments, development of Noise Treatment Plans, building and/or development approvals, and building compliance and certification activities.

Approved applicants will not be asked to contribute to approved works covered by the program. However, a landowner may request additional alternative or higher-specification works beyond what is required for noise insulation (e.g. alternative materials or premium finishes). Those extra costs must be met directly by the landowner, and any such works agreed to by the department.

Landowners will be responsible for any repairs or works required to bring buildings up to an appropriate safe standard before noise treatment works commence.

Temporary accommodation

If noise treatment construction works make a property unlivable for a short time, the program may provide temporary accommodation, particularly where there are health, safety or special needs considerations.

Voluntary property acquisition

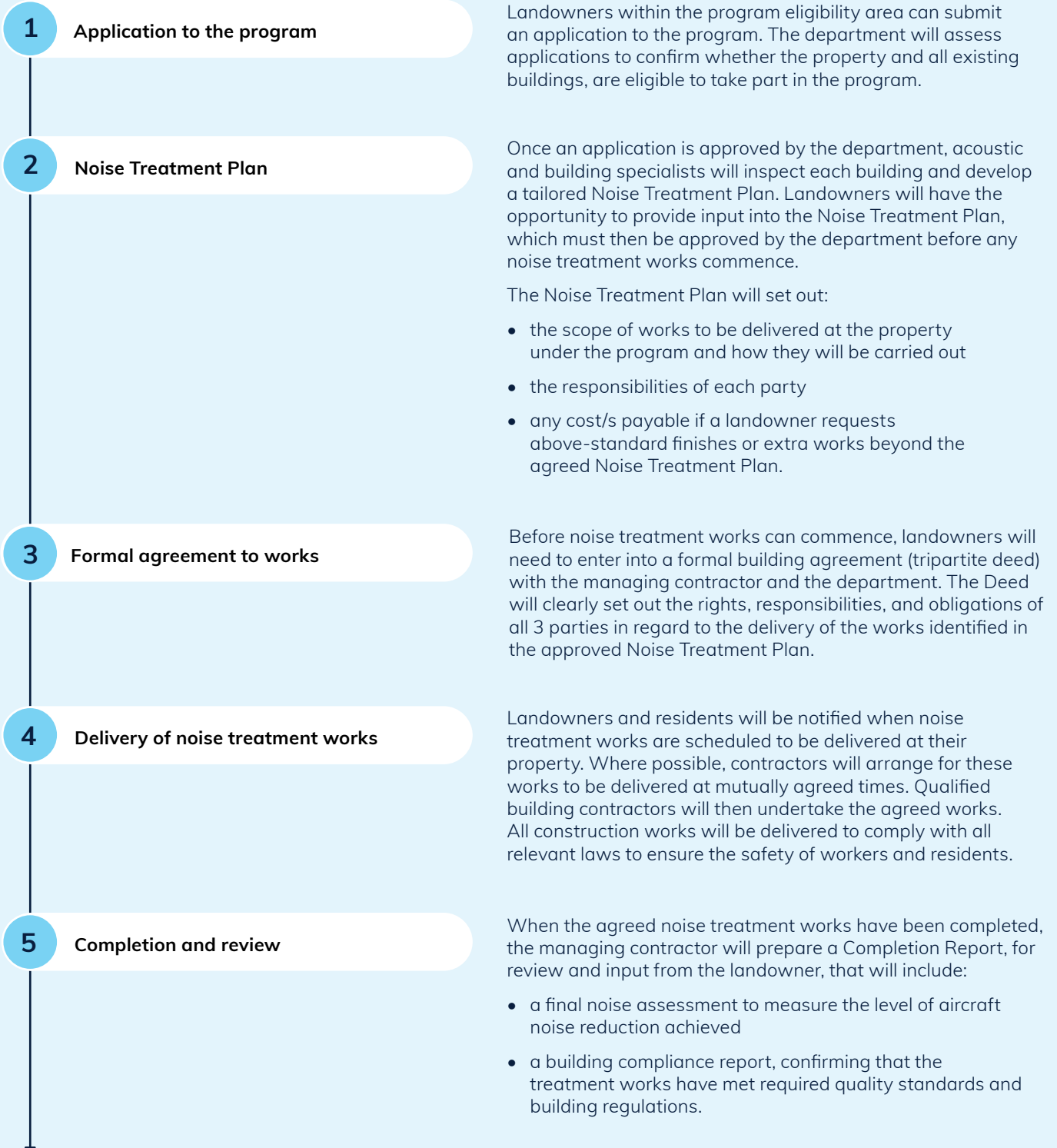
In limited cases where the property is very significantly affected by aircraft noise, and insulation treatments cannot reasonably achieve the program's noise reduction target, we may offer to purchase the property. Acquisition is voluntary and will only proceed after landowner's request, where properties 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. Any acquisitions will be considered on a case-by-case basis.

How the program will work

The program will be delivered by the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts, in partnership with a managing contractor. The managing contractor, Master Building Solutions will carry out day-to-day activities, such as engaging with landowners and residents, scheduling property inspections and assessments, and managing the delivery of noise treatment building works.

Participation is voluntary at every stage. Landowners may decide not to apply to the program, or to join the program at a later date while the application period remains open (until April 2028).

The process:



Your rights and support

We are committed to delivering the program in a fair and transparent way.

Eligible landowners will be able to raise concerns or request a review of key decisions with the managing contractor or the department, including program eligibility, noise treatment plans and works completion assessments, or any other concerns they may have. Independent review processes are also available. If a landowner is dissatisfied with the outcome of an initial review by the department, they may take their concerns to the Commonwealth Ombudsman for an independent review/investigation.

Frequently Asked Questions

How will I know if I am eligible to apply?

The Program Guidelines set out the defined program eligibility area. Landowners within the program eligibility area are eligible to apply to the program.

Maps of the program eligibility area are included in this guide and are available online at [wsinoiseinsulation.gov.au](https://www.wsinoiseinsulation.gov.au)

The department will also directly contact landowners of properties located within the eligibility area to provide further information and invite them to apply to the program.

If my property is inside the program eligibility area, am I automatically eligible for noise treatment works?

Eligibility to participate in the program is not automatic for all properties within the program eligibility area.

Additional criteria, as outlined in the Program Guidelines, will be applied to each building within the eligibility area. These include whether there are pre-existing obligations over a property in relation to noise reduction measures, whether buildings have appropriate development and planning approvals, whether the building is occupied, or whether it is subject to a separate acquisition process.

Eligibility will be assessed after a landowner applies to the program.

My property is outside the program eligibility area. Can I still apply?

Only landowners who have property within the program eligibility area will be able to apply.

Do I have to participate in the program?

No. Participation in the program is completely voluntary. Choosing not to participate in the program will not affect your rights as a landowner or whether you can sell or occupy your property.

The application period will be open for 2 years. Landowners who choose not to apply at first will remain eligible to apply later during the application period.

Will I have to pay anything?

The Australian Government will pay for approved works under the program. This includes acoustic assessments, design, supply and installation of treatments, required approvals, inspections, and warranties.

You will be required to pay for any requested additional or upgraded treatment works beyond those included in the program's scope. Such works must be agreed to by the department—for example, premium or upgraded finishes or building materials that are different to what you currently have.

Landowners will be responsible for any repairs or works required to bring buildings up to an appropriate safe standard before noise treatment works commence.

What happens if I sell my property?

If your property is an eligible building within the program eligibility area, and you sell it before applying to the program, the new owner can apply to the program. If you apply to the program, are approved for participation and then sell the property before works commence, the new owner can decide whether they wish to continue to participate in the program.

What types of noise treatment works will be provided?

Noise treatment works will be tailored to each building. They may include updating/installing windows and doors, adding roof insulation, sealing gaps, acoustically treating skylights, and installing ventilation or air conditioning so windows can be kept closed.

The exact noise treatments considered most appropriate for your property will be detailed in a Noise Treatment Plan, designed specifically for each house/building.

Will all rooms in my house be treated?

For houses, the noise insulation program focuses on habitable, noise-sensitive spaces such as bedrooms, living rooms, and studies where people spend a significant amount of their time.

For non-residential buildings, the program focuses on work areas, and spaces used for educational tuition and learning, conducting religious services, and performing medical consultations and treatments.

Non-habitable spaces such as garages, sheds, bathrooms, laundries, or outdoor areas will not be treated.

Will all approved buildings in the program area receive the same noise treatments?

No. Noise treatment solutions will be tailored to individual buildings, taking into account the level of overflight aircraft noise expected, the condition of the building and the noise reduction target that is cost-effective to achieve. Each building will be assessed by specialist acoustic and building advisers who will then develop a Noise Treatment Plan.

What if I don't agree with the proposed Noise Treatment Plan?

Landowners will have a chance to review and discuss the noise treatment plan for their property with the managing contractor before any works commence. If you disagree with aspects of the plan, you may request changes. If agreement cannot be reached, you may choose not to proceed with any noise treatment works to your property. As participation is entirely voluntary, no works will go ahead without your consent.

Will I need to move out during the works?

Most noise treatment works can be undertaken while residents remain in their homes. However, if works make the property unsafe or unlivable (for example, asbestos removal or major roof insulation), we may pay for temporary accommodation. This will be considered on a case-by-case basis.

What if something goes wrong after the works are completed?

All works are covered by statutory warranties under the *Home Building Act 1989* (NSW) and by a defect liability period under the program. You will receive information on who to contact if you notice any issues, and the managing contractor must rectify any defects during the warranty period.

What happens if my property cannot be effectively insulated against aircraft overflight noise?

In limited cases, noise treatment works may not be able to reasonably or cost-effectively achieve the program's noise reduction target in a cost-effective manner (for example, older buildings in poor condition, or in areas most significantly impacted by aircraft noise).

If this applies to your property, we may consider **voluntary** acquisition of your property, meaning you may choose to sell your property to the Australian Government at an agreed fair market value.

How can I apply?

We will contact eligible landowners with information on how to apply.

The application will be an online process, and support will be available for anyone who has difficulty submitting an online application or have language or accessibility needs.

Who is the managing contractor?

Master Building Solutions Pty Ltd, a Sydney-based construction company with experience in residential noise treatment works has been appointed as the managing contractor. They will carry out day-to-day activities, such as engaging with landowners, assessing properties and delivering of building construction works.

After I apply, when will my property be assessed?

Applications will be assessed by the department as they are received, and you will be advised of the outcome. For approved properties, there may be a wait until onsite noise assessments begin. You will be kept updated as your property progresses towards the onsite assessment stage.

How long will the noise treatment works take?

After onsite noise assessments are completed, a Noise Treatment Plan will be developed by an acoustic expert and agreed with the landowner before works commence. Construction works will generally occur over a 4 to 6 week period, depending on the type of noise treatments required for each property. This will be planned and scheduled in consultation with landowners and residents. You will be advised of an anticipated construction start date once assessments are completed, and will be kept informed as works progress.

Stay informed



Further information is available at wsnoiseinsulation.gov.au



For questions, please contact the team at wsnoiseinsulation@infrastructure.gov.au