



Australian Government

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

July 2025

# Western Sydney International (Nancy-Bird Walton) Airport

## Noise Insulation and Property Acquisition (NIPA) program



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

### About the Noise Insulation and Property Acquisition (NIPA) policy

The draft NIPA policy was released for public consultation as part of the draft WSI – airspace and flight path design Environmental Impact Statement (EIS) in October 2023. After consideration of community and stakeholder feedback, the NIPA policy was finalised in late 2024, informing the design and development of the NIPA program.

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

### About the Noise Insulation and Property Acquisition (NIPA) program

The new 24-hour, curfew-free WSI airport will result in aircraft overflight noise to surrounding residents and communities.

The NIPA program has been developed by the Australian Government to mitigate aircraft overflight noise to those properties most impacted, within the program eligibility area. It has been informed by feedback gathered through public consultation on the draft EIS.

The NIPA program will deliver noise reduction treatments to help reduce aircraft overflight noise experienced inside habitable areas<sup>1</sup> in existing eligible buildings.

### Aircraft noise

The level of noise heard from an aircraft during take-off, landing and flight varies.

Aircraft noise is affected by the weather, the height of an aircraft, changes in engine thrust, the type of aircraft and the shape of the land.

<sup>1</sup> Including sleeping areas, living areas and work areas.

## Noise reduction targets

The optimum target for the program is to reduce the aircraft noise experienced in noise sensitive rooms (such as living and bedrooms) to 50 decibels. The program will aim to reach this noise level target, through treatments that are practical and cost effective.

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

## What noise reduction treatments will be offered?

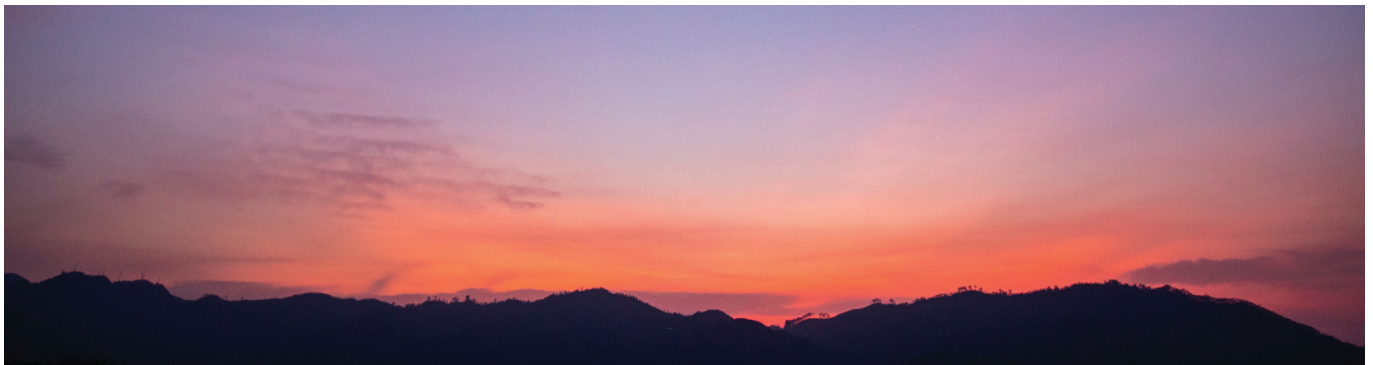
Ways to reduce overflight aircraft noise levels in a property may include:

- sealing gaps around doors and windows
- upgrading or replacing hollow external doors and single-glazed windows
- installing ceiling or roof acoustic insulation
- removing or replacing skylights
- closing open eaves
- installing acoustic insulation in wall cavities
- installing or upgrading ventilation systems.

Noise treatments will be designed to suit the needs of each individual building and achieve value for money. Landowners will also have input into the treatments selected.

## Is there a cost?

The Australian Government will cover the cost of agreed noise reduction treatments to eligible buildings.



## Will the Australian Government buy my property?

The primary objective of the NIPA program is to treat properties to allow residents to maintain a good living amenity. Where treatments are not able to achieve the noise level target, consideration may be given to purchasing the property.

Any acquisition of a property will be considered on a case-by-case basis according to the criteria set out in the final NIPA policy.

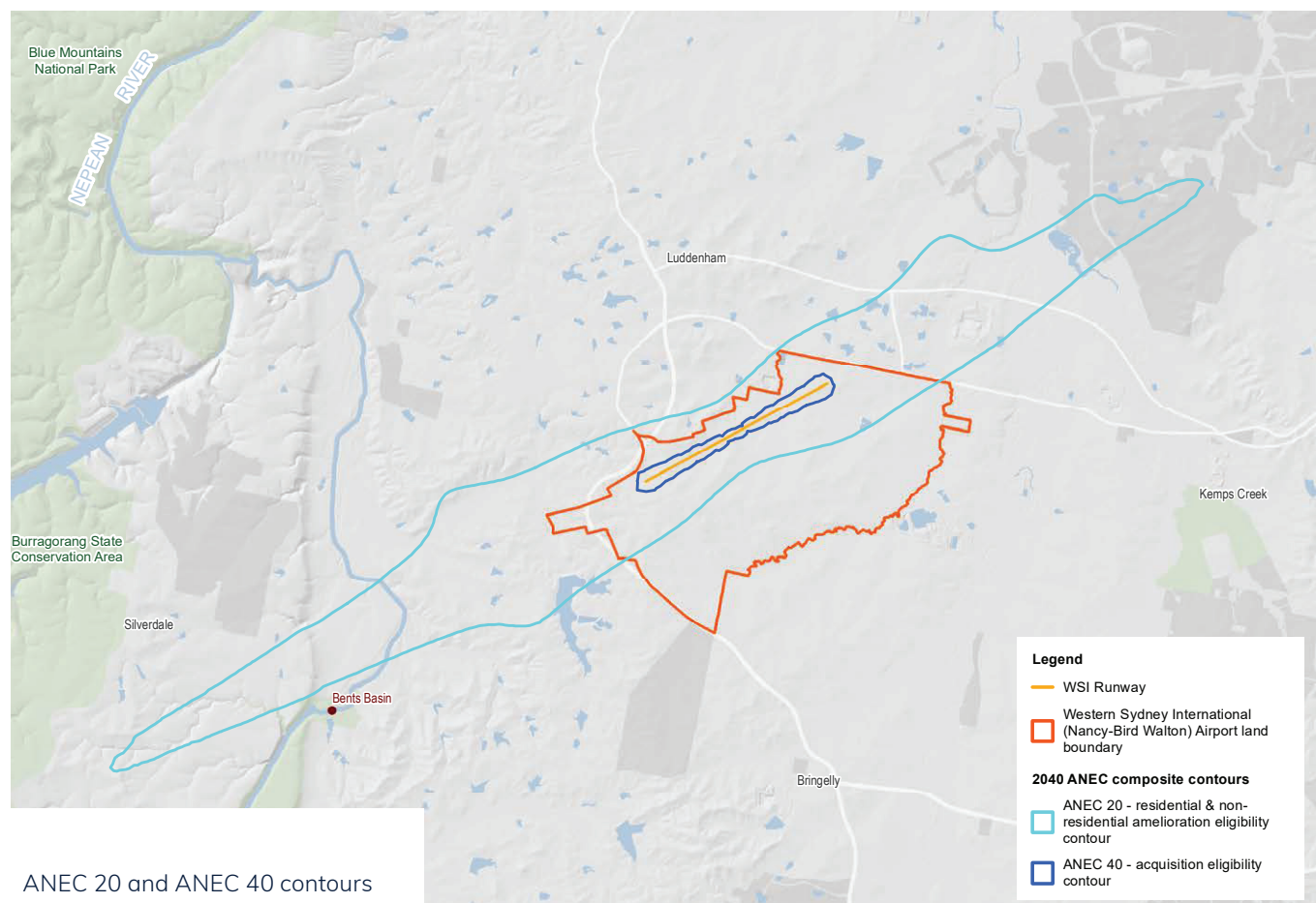
## When will the program open?

The program is expected to commence in late 2025, and continue until the end of 2028. Applications will open shortly after the program commences, and will close approximately nine months prior to end of the program delivery period. Participation in the program is entirely voluntary.

Further information on program eligibility is set out in the NIPA policy in section 11.8.1.2 of the EIS.

## Will I be eligible?

The department will invite landowners of existing eligible properties located fully or partially within the Australian Noise Exposure Concept (ANEC) 20 composite contour, for the 2040 assessment year (anticipating 15 million passengers using WSI annually) to participate in the program. The ANEC 20 composite contour is shown in the map below.



The ANEC composite contour includes noise impacts from all runway modes of operation, including night modes, and represents the largest ANEC footprint. This is a conservative approach to capture the highest number of properties within the program eligibility area, most impacted by overflight aircraft noise when WSI commences operations in 2026. In limited circumstances, the ANEC 20 composite contour will be adjusted for additional natural boundary considerations, made in accordance with the NIPA policy<sup>2</sup>.

The final eligibility area will be shown in the program guidelines, to be published online by the end of 2025.

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

The table below shows the eligibility criteria for noise reduction treatment to existing properties under the NIPA program.

Building type	Criteria	Included	Excluded
Residential	ANEC 20 Adjusted for 'natural boundaries'.	Treatment of noise sensitive habitable areas, including sleeping areas, living areas, and work areas.	Unapproved buildings and structures. Buildings with pre-existing obligations to undertake noise amelioration to achieve building compliance.
Non-residential	ANEC 20 Adjusted for 'natural boundaries'.	Noise sensitive areas within public buildings (educational facilities, health care and clinical facilities, places of worship).	Commercial (including retail) and industrial buildings.

<sup>2</sup>Geographical natural boundaries may extend beyond the ANEC 20 contour, e.g. to include both sides of a particular street, or an area up to a park or green space. ANEC contours do not recognise geographical 'natural boundaries' and can, for example, pass through streets even through buildings on either side of the contour may have the same or similar noise experience.

## How do I apply?

Where eligible buildings on properties are fully or partially within the ANEC 20 composite contour, landowners will be invited to participate in the program. Participation will require individual assessment of eligible buildings by noise expert advisers, followed by application of appropriate noise amelioration treatments.

Additional eligibility requirements must also be satisfied, such as state or local land planning requirements and building approvals, and building occupancy and accessibility. Details of additional eligibility requirements will be set out in the program guidelines.

### Note:

This factsheet relates solely to noise treatment works. A separate factsheet on property acquisitions will be prepared in line with the program policy and program guidelines.

## Information in your language

### Translating and Interpreting Service (TIS National)

If you require the services of an interpreter, please contact the Translating and Interpreting Service on **131 450** and ask them to call the WSI Flight Paths team on **1800 038 160**.

Nếu quý vị cần thông dịch viên, vui lòng gọi cho Dịch vụ Thông Phiên dịch (Translating and Interpreting Service) qua số **131 450** và yêu cầu họ gọi cho đội ngũ phụ trách Đường bay Sân bay Quốc tế Western Sydney (Western Sydney International Airport Flight Paths) qua số **1800 038 160**.

如果您需要口译服务，请致电 **131 450** 联系笔译与口译服务署 (Translating and Interpreting Service)，并请他们拨打 **1800 038 160** 联系西悉尼国际机场飞行路径团队 (Western Sydney International Airport Flight Paths)

यदि आपको दुभाषिए की सेवाओं की ज़रूरत है, तो कृपया **131 450** पर अनुवाद और दुभाषिया सेवा (Translating and Interpreting Service) से संपर्क करें और उनसे **1800 038 160** पर पश्चिमी सिडनी अंतरराष्ट्रीय हवाई अड्डा उड़ान पथ (Western Sydney International Airport Flight Paths) टीम को कॉल करने का अनुरोध करें।

إذا كنت بحاجة لخدمات الترجمة الشفوية، فيرجى الاتصال بخدمة الترجمة الكتابية والشفوية (Translating and Interpreting Service) على الرقم **١٣١ ٤٥٠** وأطلب منهم الاتصال بالفريق المعني بمسارات الطيران في مطار سيدني الغربية الدولي (Western Sydney International Airport Flight Paths) على الرقم **١٨٠٠ ٠٣٨ ١٦٠**

Kung kailangan mo ng mga serbisyo ng isang tagasaling pasalita (interpreter), mangyaring makipag-ugnayan sa Serbisyo ng Pagsasaling Pasulat at Pasalita (Translating and Interpreting Service) sa **131 450** at hilingin sa kanila na tawagan ang pangkat ng Mga Landas ng Paglipad sa Paliparang Internasyonal ng Western Sydney (Western Sydney International Airport Flight Paths) sa **1800 038 160**.

## Stay informed



Stay updated about the project at [wsiflightpaths.gov.au](https://wsiflightpaths.gov.au)



Visit the **Aircraft Overflight Noise Tool** to view the preliminary flight paths in more detail at [wsiflightpaths.gov.au](https://wsiflightpaths.gov.au)



For questions, please contact the team at [wsiflightpaths@infrastructure.gov.au](mailto:wsiflightpaths@infrastructure.gov.au)