

Dear Commissioners

Thank you for the opportunity to write a submission opposing the Bowdens Project at Lue.

We make this submission assuming the Commission has access to all DPE and Lue Action Group expert reports and reviews and the Mid -Western Regional LEP and appropriate SEPPs. We ask that the Commission refer to those documents when considering this submission.

Lue Station Pty Limited is opposed to the Bowdens Project.

Lue Station

Lue Station is a rural property 26 kilometres from Mudgee, 20 kilometres from Rylstone and at Lue.

It is neighbouring Havilah and Havilah East to the west, both family properties, and was originally part of Monivae, also a family owned property to the east. The original Monivae woolshed is still in operation at Lue Station.

The Lue Homestead was built in 1914 and the Combes family came to Lue in 1923.

Lue Station was originally a sheep grazing property, breeding and growing sheep for wool.

Lue Station is now a vibrant, profitable sheep and cattle property, growing crops when the weather permits and engaging in tourism enterprises. We first welcomed guests to Lue Station during the Mudgee Small Farm Field Days when many people came to Mudgee, both to exhibit and to attend the field days, and accommodation was in short supply with just a few motels in Mudgee available. Since then, thousands of people have stayed at Lue Station over the years enjoying the “beautiful” county side and relaxing in the peace and quiet.

At present on Lue Station we have 1450 cattle, 4230 sheep including rams and bulls. We breed and fatten cattle to be sold, to supermarkets and butchers to be consumed or eaten by people. We also plant crops to feed the cattle which are sold as food. We occasionally grow crops for food, weather permitting. We would engage in more intensive agriculture activities such as grape growing or cherry growing but are limited by the availability of water. We grow our own vegetables, we have fruit trees and we have chickens laying eggs for our own consumption.

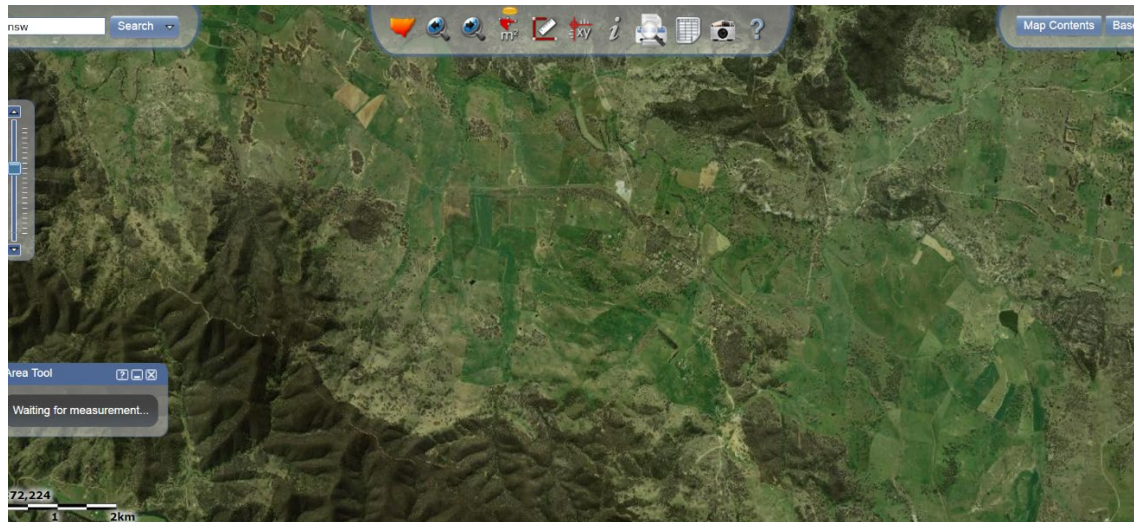
We have 6 equipped bores, 2 being for domestic and stock water and 4 for stock water. We supplement the domestic bore water with rainwater for household use. Our bores provide enough water for our current needs, although our rainwater ran dry during the 2019 prolonged drought forcing us to supplement drinking water with bottled water.

Location

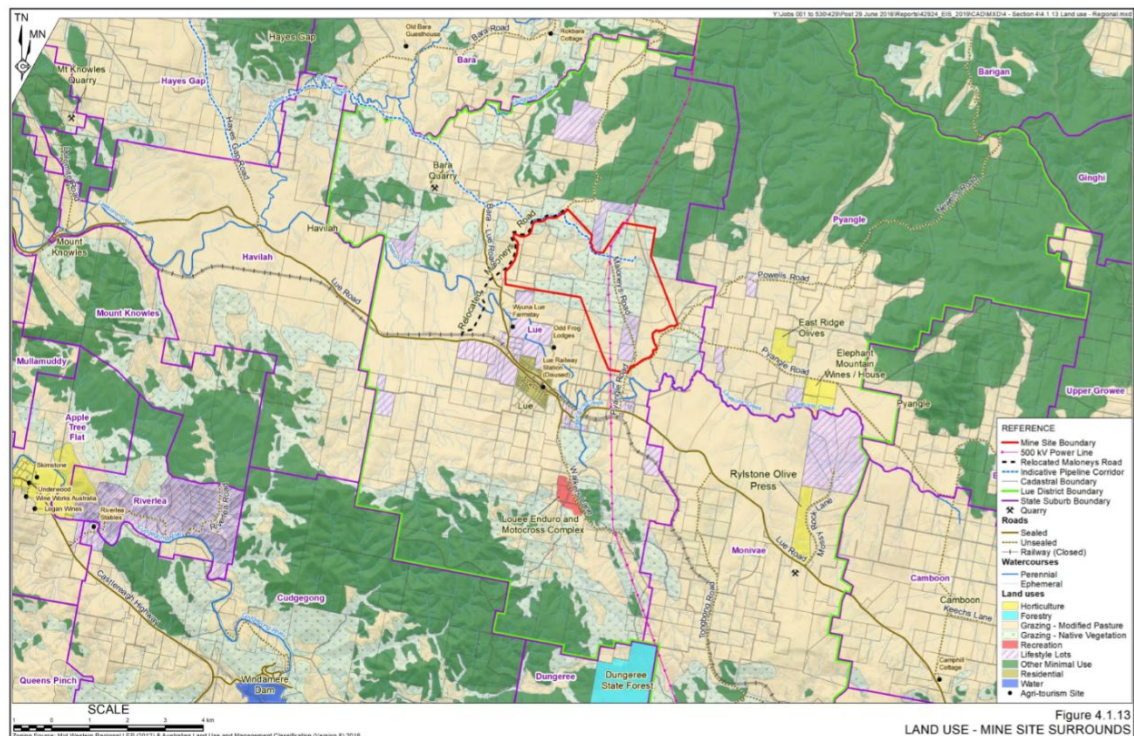
Lue Station bounds Lue village to the south of the village, it bounds the Large Lot residential blocks to the west of Lue and in the east is on the southern side of the Lue Road up to Dungeree. Lue Station’s northern boundary is Lawsons Creek. On the Land Ownership and Residences – Lue Surrounds Map (page 1-169) it is property 91, 92 and 48.

The map below is taken from Six Maps. The map shows a village in a valley, surrounded by farmland with a backdrop of steep timbered hills.

Lue Station can be seen surrounding the village, our home, workplace and the place where our family and friends come for holidays. If you were to go outside you could hear the birds, dogs and farm animals, feel the breeze, see the hills to the north and generally enjoy living in the bush. In the evening we are fortunate to see many stars.



Six Maps view of Lue NSW



Land Use – Mine Site Surrounds

Land use

The land use map above shows Lue Station bounded by the bright green line to the south and west, partly by the purple line to the east and the creek and the village to the north, in yellow, being modified pasture grazing country, with some native vegetation grazing country and some “other minimal use” land which is in fact grazing country and also home to many native animals and beautiful woodland and bushland. The dark green areas are quite steep in places and contain many rare plant species such as orchids. Some parts of the bushland are on the top of the hill and run down to the south west into the Cudgegong Catchment and flow immediately into Windamere Dam which can be seen at the bottom of the map.

Lue Station is zoned RU1 Primary Production, a zone which permits both agriculture and tourism. Open Cut mining is also permitted with consent. Industry is prohibited.

A closer inspection of this map shows various farms and farm stays, Bara Quarry, Olive Groves, vineyards and other businesses and properties that comply with the zoning in this area. There are 3 zones in this area, RU1 Primary Production, R5 Large Lot Residential and RU5 Village. None of these zones permit Industry.

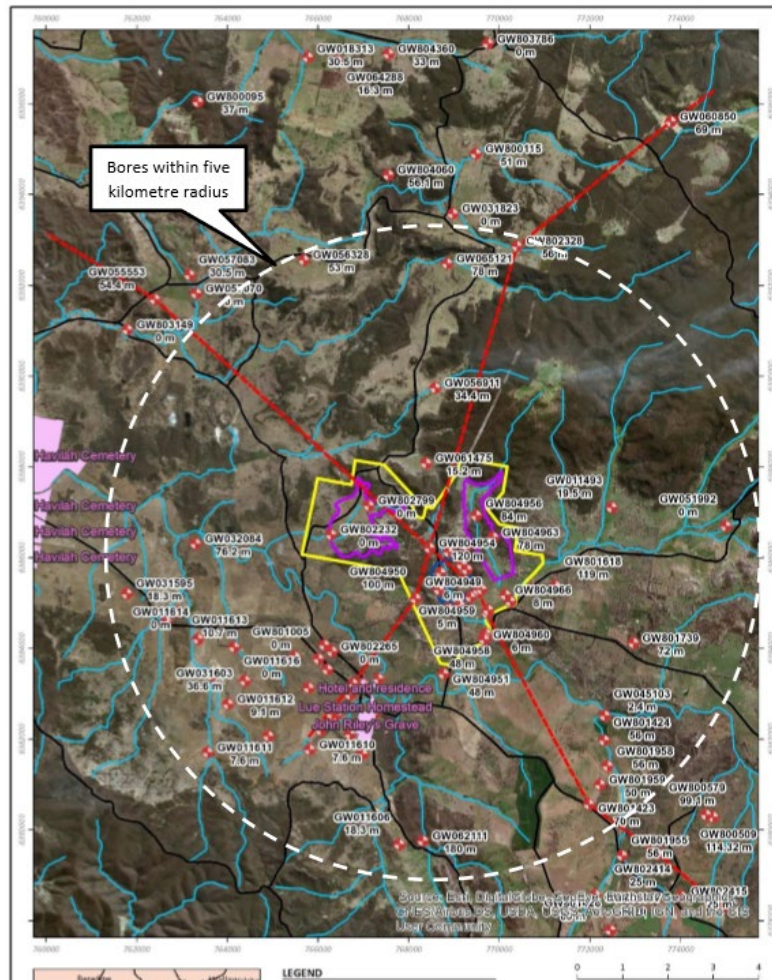
Direct impacts on Lue Station

Due to the close proximity of Lue Station to the mine site it will be impacted by constant noise both high and low frequency noise, light, light at night, dust including heavy metal and lead dust, increased road traffic and contaminated water, including surface water, creek water and ground water, with a road carrying with heavy vehicles containing hazardous materials, poisons and explosives constructed (possibly affecting creek flows) on our boundary and the ongoing problem of having a bad neighbour. This mine will have serious, significant and severe impacts on our work place, our livestock and our land.

Bores and Water Supply Impacts



Lue domestic and stock bore in centre of photo



Registered Bores within 5 km of the mine site

Lue Station has 6 working bores but it is evident from the map of registered bores that we have a great deal more than that. We don't use them. Craig Flavel, a groundwater expert, believes that the mine will potentially harm bores within 5 kms from the mine site.

Lue Station also has a 12 megalitre Water Licence (WAL) in the Lawsons Creek Water Source under the Macquarie Bogan Unregulated and Alluvial Water Sources 2012. We have not used this water for many years as it is not available on a regular basis. The Plan Conditions for the take of water are that *Water must only be taken if there is visible flow in the water source at the location where the water is to be taken.*

Bowdens say the impacts to our water will not be significant, in other words, those impacts will not be insignificant.

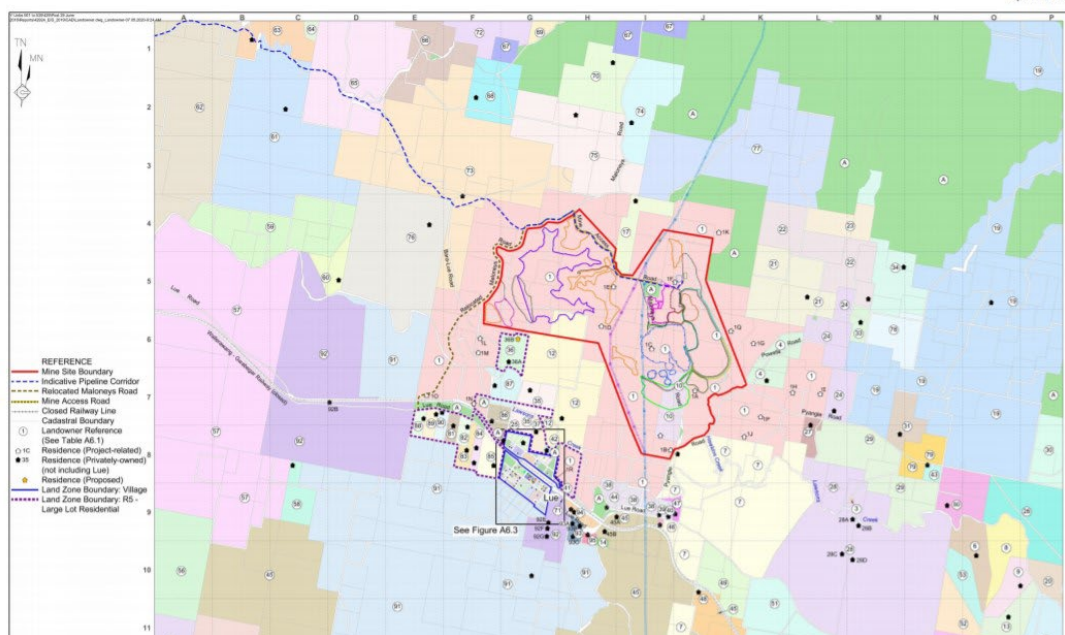
Lue Village

Below is a map of Lue village showing the homes in the village. This map is rarely found in any report in the EIS. It shows the 45 homes in Lue, largely ignored by Bowdens and RW Corkery. All these homes will suffer loss of amenity. The impacts of noise, dust, traffic and excess light will be unbearable. All these properties will lose at least 20-30% of their value.

There is no report on the impacts of low frequency noise on people or livestock. Low frequency noise is known to have significant health impacts on humans and the impacts on livestock are unknown.

The environmental, social and economic impacts to the residents and landowners at Lue are unacceptable.





Properties surrounding the mine site.

There are according to RW Corkery 95 Landowners surrounding the mine site. Most of these properties will experience increased noise, some more than others. Given the topography every property will see one part of the mine site or another.

RW Corkery & Co tells me my "Privately Owned Residence" is 4380 m to the TSF Embankment, 4550 m to the WRE (Waste Rock Embankment), 4970 m to the Jaw Crusher and 3990 m to the nearest Open Cut Pit. What they don't tell me is how far it is to the 3 RU5 blocks in the village. If land is vacant it is not counted in the RW Corkery material. Lue is a village, with blocks of land that can be built upon.

RW Corkery & Co also neglected to advise me or the DPE that it is less than 1 kilometre from the TSF Embankment (or Tailings Dam Wall) to my property or that it is only 1.5 kms from my front gate to the mine site.

Lue Station will have views of the mine site or its components from almost every location on the property. Our land is elevated and appears in Bowdens publicity material as it can be easily seen from the Bowdens site. Being elevated it is most likely that we will experience higher noise volumes, both high and low frequency noise volumes than Bowdens predict.

Objection to the Bowdens Project

Lue Station objects to the Bowdens Project.

Like other people in the village we are disappointed that the NSW Government, and the Minister have not stepped in and ensured this process has been followed to the letter. In our business we are subjected to many different government rules and regulations and we do our best to comply. We pay substantial rates to the Mid-Western Regional Council for which we get very little. Our business has survived a prolonged drought and bush fires, followed by flooding and extensive damage to our property and we have not received any assistance from the government other than a reduction in LLC rates and car registration fees. On the other hand, Bowdens have received \$150,000 towards a project which, quite frankly, my 7 year old granddaughter could have done a better job of.

The NSW Department of Planning and Environment has produced a document, the SSD Assessment, that is cut and pasted from the Bowdens EIS and other Bowdens supplied material, has not been checked or verified, and contains substantial errors and omissions. The DPE have not heeded any of their experts' advice or any of the advice presented to them by the Lue Action Group or the experts retained by the Lue Action Group or knowledgeable and experienced private individuals. They have taken comments made to them by Bowdens at face value when those comments are obviously incorrect or missing information. It should not be up to residents and business owners to prevent these "desktop" projects that will not only have immediate adverse impacts but the consequences will be experienced both physically and economically by the State and individuals for generations.

It is unacceptable that the DPE, having presented to the IPC and the Public, a largely unsubstantiated SSD Assessment, would then try to convince the IPC that they could manage and implement the 10 or 20 "plans" that the Applicant is going to produce on their "desktop" along with the conditions that they propose will ensure the project operates safely and quietly. A quick run through of the conditions, mentioning only a couple of properties, is not fit for presentation. For example how does the DPE propose that when our water is unfit for stock to drink and unable to be pumped from our bores that the Applicant will supply us with "compensatory" water. If our ground water is contaminated how does the DPE intend the Applicant to replace our ground water.

We at Lue Station would like to operate and grow our business and ensure we are sustainable for many more generations. We have spent a great deal of our time and funds ensuring this project is held up for scrutiny as it should be. It is not acceptable that the DPE can overrule long existing planning laws and LEPs to provide a windfall to a speculative mining company who will most likely sell the mine off as soon as they can. I would. It would be good business practice.

This mine in its current form with inadequate water, no infrastructure, no road access, no rail, no power, having to reconstruct the 500 kV transmission line that traverses their site, building a tailings storage facility that will cause years of confrontation with the EPA and MWRC and water users, with a leaking WRE and mine pit, and a doubtful water supply that will result in regular shut downs this project is a "hot potato". I would want to get rid of it as fast as I could.

Commissioners, you heard from Bowdens employees last week, all saying how much they enjoyed working at Lue. The fact is, we all enjoy working at Lue. People enjoy visiting Lue, people enjoy working at Lue and people enjoy living at Lue. It's just a 30 minute drive to Mudgee, sometimes you might be run off the road by the young ones in a hurry, sometimes you have to move over for the gravel trucks or the cattle trucks or an earthmover off to build someone a new dam or even (rarely) council trucks on their way to repair the road. Its only 20 minutes to the lovely towns of Rylstone and Kandos. You have been told how those towns are dead or dying, they are far from it. You can barely get a parking spot in Rylstone and Kandos has a thriving artist community and busy tourism and aged care industry.

We at Lue Station are privileged to be able to live and work at Lue. We and others appreciate our beautiful unspoilt land, the incredible views, our creek and our waterways, our little village and we like to share our good fortune with others. There are many visitors to Lue, it's a tourism hot spot, unspoilt and conveniently located on the #2 tourism drive between Mudgee and Rylstone.

Bowdens and the DPE will cause all that to end. Lue will become a noisy, dusty, dry, polluted and dangerous place to live and work. I recall Mr McLure droning on about "the poor people of Kandos". What about the poor people of Lue.

Bowdens and the NSW DPE

Bowdens and the DPE seem to be colluding to facilitate the approval of this mine. The DPE has had access to numerous reports from its own experts refuting Bowdens expert reports. Why have these been ignored? There are hundreds of examples and particularly in the material released on 22 December 2022, just before the Christmas break, giving little time for scrutiny.

Here are a couple of examples

RESPONSE TO EARTH SYSTEMS Report No. 428/42		
Table A1 Response to Earth Systems Water Balance Modelling and Surface Water Management Review – Key Conclusions and Recommendations		
Review Item	Conclusions and Recommendations	Response
1	TSF seepage modelling indicates potential surface water quality impacts (e.g. copper, zinc, cyanide and phosphorus) in Lawsons Creek, as well as groundwater quality impacts. Such impacts could be further exacerbated by AMD generation from PAF tailings, addition of other contaminants from the mine site / process plant water, or concentration of contaminants due to water re-circulation, none of which were considered in seepage modelling. A comprehensive TSF seepage quality management strategy is required.	It should be noted that the EPA has confirmed that the TSF liner presented in the preliminary design documents (ATC Williams, 2020) meets the permeability criteria of the NSW EPA. Bowdens Silver has also committed to providing additional seepage mitigation design elements. The effectiveness of TSF seepage mitigation was considered in an assessment of potential downstream water quality impacts that was presented in Section 3.3 of the Submissions Report (RWC, 2021). This assessment identified only copper and cyanide would exceed aquatic ecosystem guideline values in Lawsons Creek during low flow conditions, although copper concentrations in receiving waters already exceeded aquatic ecosystem guideline values. All other guideline values, including those for the protection of agricultural water uses were satisfied, indicating negligible impact to beneficial use of Lawsons Creek. On cyanide, while not assumed for the assessment, it was noted that this compound would be subjected to volatilisation processes, such that up to 90% of cyanide present may be lost from the TSF decant pond (NCAAS, 2010). In addition, further removal of cyanide (if any present) is very likely to occur upon entry to the groundwater system via processes such as the formation of insoluble iron-cyanide precipitates or formic acid (HCOOH) from hydrolysis. Notwithstanding this, Bowdens Silver has committed to undertake reactive transport modelling of TSF seepage implications following completion of TSF detailed design. This would include generation of AMD from PAF tailings involving kinetic testing of tailings. This modelling would be used to inform the seepage monitoring strategies that would be documented in the approved Water Management Plan and implemented throughout the Project-life.
2	The site water balance model does not incorporate a water quality component. This is required to fully assess potential impacts on receiving waters (e.g. from TSF seepage) and to develop treatment or other management strategies.	The design intent of all assessed water management infrastructure is the interception, capture, recirculation and re-use of water/runoff in contact with catchments disturbed by mining operations. This conservatively assumes all 'contact-waters' are of impaired quality. Therefore, the development of a water quality component in the water balance model is not necessary. Furthermore, the site water balance model identifies no discharge from the Mine Site under all modelled conditions. Should Bowdens Silver establish that water collected in the erosion and sediment control zone be suitable for release, it would request an amendment to its Environmental Protection License from the EPA. Any request to amend would be supported by information of proposed discharge water quality, consider the impacts to downstream water quality and treatment methods to meet agreed discharge water quality criteria. The response provided above addresses matters relating to TSF seepage.
3	Potential water quality impacts associated with process chemicals need to be quantitatively assessed and management measures developed accordingly, taking into account their toxicity / ecotoxicity and chemical behaviour, such as adsorption and decomposition rates.	The design intent of the processing plant detention dams is the capture of all runoff from the processing plant catchment. As identified in Table 5.6 of WRM (2022), these dams would have a collective capacity of 100 megalitres (ML) that would account for the maximum modelled volume (95ML). Furthermore, the Project would develop spill management protocols, including specific training through standard site induction and the provision of necessary equipment, as is standard practice in the mining industry. Sherpa (2020) presents a risk assessment of the transport, on-site storage and handling of dangerous goods (including process chemicals) in accordance with SEPP 33 (now Chapter 3 of the Resilience and Hazards SEPP 2021). Sherpa (2020) concluded that all qualitative environmental and land use safety risk criteria identified in <i>Hazardous Industry Planning Advisory Paper No. 4 Risk Criteria for Land Use Safety Planning</i> would be met by the Project. As noted in EIS Section 4.7.4.4, all process chemicals would be stored in bunded areas or within containers in accordance with contemporary best-practice and standards. Residual concentrations of reagents after processing would form part of the aqueous component of the tailings that would be reclaimed in the paste thickener and returned to the processing plant. Both cyanide and methyl isobutyl carbinol would progressively decompose such that their concentrations in any water discharged to the TSF would be much lower. Residual concentrations of process chemicals in TSF seepage would be considered in reactive transport modelling following detailed design of the TSF.
4	It has been confirmed that 856 ML/year of surface runoff would be removed from the Lawsons Creek catchment. This is well in excess of losses presented elsewhere in the EIS (177 ML/year, which relates to surface water runoff losses only). A review of impacts on downstream surface water, baseflow and groundwater is therefore warranted.	It is not accurate to state that 856ML/year of surface runoff would be removed from the Lawsons Creek catchment. Not all rainfall becomes runoff. In a vegetated setting rainfall that lands on the landscape may be absorbed by vegetation, evaporate from the surface of the vegetation or may infiltrate the surface, with the remaining water running off. On this basis, the Australian Water Balance Model (AWBM) developed by WRM estimated that the 550 hectare Mine Site catchment currently contributes 177 ML/year of runoff, on average, to Lawsons Creek streamflow. Once the Mine Site is developed, vegetation would be removed, a firm relatively impermeable surface developed or dams such as the TSF would be constructed within the Mine Site catchment causing a much greater proportion of rainfall to become runoff. Therefore, the figure of 856ML/year represents the volume of water that would runoff the developed Mine Site catchment and remain within the Mine Site water storage structures constructed for the Project. Fundamentally, environmental impact assessment requires the establishment of the existing environmental conditions, identification of potential changes to the existing condition as the result of the proposed development and assessment of the implications of those changes on the existing environment. By considering the streamflow implications from the loss of 177ML/year, WRM have appropriately assessed the change to the existing setting should the Project proceed. As the estimated 856 ML/year of runoff would only eventuate if the Project was approved, assessing this as a change to the local setting is not appropriate. Finally it is noted that DPE-Water did not query these findings or conclusions in their review of the Surface Water Assessment.

Page 1 from letter from RW Corkery to DPE dated 15 December 2022

Please refer to Paragraph 4, in response to the DPE's own expert Earth Systems, "Confirming if 856ML/year of surface water runoff would be removed from the Lawsons Creek catchment". Keeping in mind that the Water Use Table includes rainfall and runoff in the project's total water requirement. The RW Corkery response is that *"the figure of 856 ML/year represents the volume of water that would runoff the developed Mine Site catchment and remain within the Mine Site water storage structures constructed for the Project."*

RW Corkery then goes on to say *"As the estimated 856 ML/year runoff would only eventuate if the Project was approved, assessing this as a change to the local setting is not appropriate."*

Gobbledegook at its best! So do we then assume that 856 ML / year will be prevented from being caught in Lawsons Creek. I think we safely can. All unaccounted for and unlicensed.

See below for another example of collusion by Bowdens, RW Corkery and the DPE.


RESPONSE TO EARTH SYSTEMS
Report No. 426/42

BOWDENS SILVER PTY LIMITED
Bowdens Silver Project

Table A2 (Cont'd)
Response to Earth Systems Updated Review of Water Balance Modelling and Surface Water Management

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Earth Systems Recommendation – 8 June 2022	Additional Information	Potential Conditions for NSW DPE Approval	Response
Site Water Balance (Cont'd)			
14. Seek further clarification of what the "stored volume" actually refers to and how this excess water would be managed.	The response by Corkery (2022a; Table A1) clarifies that: "Annual increase in 'stored volume' is the volume in all storages at the end of the simulation period minus the sum of the volume at its commencement (zero in this case)." The water balance predicts a small average annual excess of inflow over outflow. Therefore, on average the water balance predicts a small volume of water remaining in storage at the end of the simulation. To expedite equilibrium final void pit lake water levels and allow TSF decommissioning/rehabilitation, the water balance model transfers excess water from the TSF-decant pond to the open cut pit at the cessation of operations."	Not applicable based on the response provided.	Noted
15. Seek clarification of the implications of under-estimating water requirements for dust suppression for project water supply reliability. For further context (Earth Systems, 2022): – In the updated water balance model (WRM, 2022) water requirements for haul road dust suppression have been significantly lowered (from 204 ML/year to 131 ML/year on average) based on experience at nearby operations". No supporting data were provided. – No information on the proposed chemical composition has been provided, nor application rates or toxicity.	The response by Corkery (2022a; Table A1) states that: "The reduction has been derived from recent usage metering at a nearby upper Hunter Coal mines before and after utilisation of a proprietary dust suppressant". Supporting data were not provided, nor were uncertainties in dust suppression requirements considered in the sensitivity analysis of the water balance model. Even if a dust suppressant is proprietary, information on the proposed chemical composition, application rates and toxicity should be available from the supplier.	Pending clarification of model sensitivity to uncertainty in water requirements for dust suppression, details on the proposed chemical composition, application rates and toxicity, and implications for the impact assessment.	Refer response to Review item 8 in Table A1. Most heavily trafficked areas on unsealed roads requiring dust suppression are within internally draining catchments (i.e. the open cut pit, haul roads, ROM pad and WRE) with any excess dust suppression water reporting collected by containment dams or the open cut pit dump. WRM has demonstrated these dams can be operated without the need for discharge.
16. Seek clarification of the project viability and the sensitivity of water supply reliability estimates to uncertainties that have not yet been modelled.	The response by Corkery (2022a; Table A1) states that: "Bowdens has weighed up the magnitude and duration of the loss of production in deciding what is commercially sustainable for the project."	Not applicable based on the response provided.	Noted
Final Pit Void Water Balance			
17. Seek clarification of the final pit void catchment area and whether this includes waste rock dump runoff.	The response by Corkery (2022a; Table A1) clarifies that the waste rock dump would pit drain to the final pit void.	Not applicable based on the response provided.	Noted
18. Seek clarification of the sensitivity of modelled water levels in the final pit void to pit wall evaporation rates.	The response by Corkery (2022a; Table A1) states that this recommendation is "noted" but it has not yet been addressed.	Pending clarification of the sensitivity of modelled water levels in the final pit void to pit wall evaporation rate.	The final void water balance has been the subject of a comprehensive sensitivity analysis. As the final void pit lake would equilibrate with the post-mining groundwater environment, groundwater inflows at higher elevations and their potential evaporation are immaterial to the overall final void water balance that would be dominated by groundwater and rainfall inputs and evaporative loss from the pit lake surface.
19. Seek clarification of the sensitivity of modelled water levels in the final pit void to groundwater inflow rates. For further context (Earth Systems, 2022): • Sensitivity analysis was conducted including: – Reducing the evaporation factor to 0.7 (WRM, 2020) or 0.8 (WRM, 2022) at the top of void. – Modifying AWRM parameters to increase runoff to the void. – Increasing groundwater inflows by a factor of 1.5 or 2.0. • It is unclear why the "increased" groundwater inflow rates (49.7 ML/year and 52.2 ML/year) are much lower than the reported groundwater inflow rate of 78 ML/year WRM (2020; Table 7.3). In the 2022 update, the "increased" groundwater inflow rates were much higher (87 ML/year and 95 ML/year) and yet comparable to the "average" of 92 ML/year (WRM, 2022; Table 7.3).	The response by Corkery (2022a; Table A1) states that the storage evaporation factors were derived from the results of monitoring of evaporation from coal mine voids at various locations in NSW and Queensland and provides a weblink reference to support this. The response by Corkery (2022a; Table A1) also notes that: "Groundwater inflow rates are reduced by pit lake water level rises". This does not specifically address the query raised, which relates to discrepancies in equilibrium groundwater inflow rates in Table 7.3 (WRM, 2020 and 2022). Notwithstanding this, it appears that the final pit void water balance reported by WRM (2020 and 2022) is now superseded by Corkery (2022b).	Not applicable assuming that the final pit void water balance reported by WRM (2020 and 2022) is now superseded by Corkery (2022b).	Noted

 RW Coryco

Response to Earth Systems Updated Review

Please refer to Paragraph 16 and Earth Systems Recommendation – 8 June 2022. Earth Systems *"Seek clarification of the project viability and the sensitivity of water supply reliability estimates to uncertainties that have not yet been modelled"*.

The RW Corkery response states that *"Bowdens has weighed up the magnitude and duration of the loss of production in deciding what is commercially sustainable for the project"*.

The DPE response to that comment and the Potential Conditions for NSW DPE Approval is *"Not applicable based on response provided"*.

Commissioners, it really does say that. Apologies that the photo is so small but you will find the original PDF attached to the Additional Information in the DPE website.

Bowdens have been allowed to make this statement with no documentation, no costings, no cash flow budget, no worst case scenario, and no evidence whatsoever.

Hawkins Rumker and the Bylong Coal Mine

The Hawkins Rumker area is immediately adjacent to the Bowdens site and was refused coal exploration due to unsurmountable infrastructure problems and little chance that any benefits would be realised.

The IPC determined that a Coal Mine at Bylong would not benefit future generations amongst other reasons.

I urge you to refer those determinations and decisions as the same impacts and lack of benefits also apply to Bowdens.

Conclusion

There is a great deal of evidence that this mine should not go ahead, even the most basic anecdotal evidence from water users in the district and downstream that the water required for this project is not available is proof enough. One only has to go down to the creek and have a look, not an easy task from your “desktop”.

The Lue Action Group has engaged intelligent, thoughtful, methodical and well-respected experts who refuse to be pressured into any point of view without evidence. They have all concluded, in their various fields of groundwater, surface water, noise, visual, property values, lead dust and health impacts, that this project should not be approved.

It is extremely disappointing that a group of residents and business owners and people who came to Lue to enjoy the lifestyle have had to spend six years and more trying to convince the DPE not to recommend this project. The DPE had more than enough evidence from its own experts to justify a refusal. I understand that the NSW Government is concerned that jobs in coal mining will diminish over the next 30 years but the DPE should be encouraged to only investigate the “good” projects in suitable areas. If the EPBC controlled action had been assessed before the SEARs or the SEARs reissue then this project would not have progressed. This region is already establishing profitable, environmentally, and socially acceptable businesses that will replace the mining industry and they are not compatible with mining. This area is not suitable for mining. This area is not suitable for industry.

With no mitigation measures and no offer of compensation the direct impacts to our property and the future of our property will be felt for generations.

The environmental, social or economic benefits of proceeding with this project will not exceed the environmental, social or economic benefits of not proceeding with this project.



Lue Station with district views to the east taken from the western boundary

Lue Station

Lue NSW 2850