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*The future of coastal management for Queensland*

The scenic and environmental values of coastal Qld are under threat from unplanned, overdevelopment which is often insensitive and compromises the natural environment. This unbridled and unsustainable growth is not driven by the needs of either visitors or residents but by developers and government policy. For example the Australian community, local, state and federal government are being sucked in by the noble drive for affordable housing, a problem they intend to solve by the ongoing release of land for residential subdivision in coastal and peri-urban areas. But like the rest of the world coastal growth is invariably driven by amenity migration. Much of this development is to provide non-necessity housing which includes the purchase of a second or even third home or unit, fuelled even more in Australia by the irrational policy of negative gearing which in turn is funded by the Australian taxpayer. There is an urgent need for national leadership in the form of national coastal policy if Australia is to sustainably use and manage its magnificent coastline. The current discussion around the release of land not currently zoned for and often unsuited for residential development to make housing more affordable, will increase the urban footprint and invariably add to the degradation of our coastal and rural landscapes. In addition, the correlation between increasing land availability for residential development and affordable housing has not been established. Policy should be built on research and quantification of these issues, all of which have so far been deftly avoided in most, if not all forums I have attended.