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Submission: Lack of consultation and consideration of the views of affected residents and businesses by Bankstown Council, I am satisfied with Strathfield Council's management of the area and object to having my property and services transferred to Bankstown Council, I identify with the Strathfield community, not the Bankstown area., I am concerned this takeover would result in increased Council rates because land values of properties in the Strathfield Council area are considerably higher than Bankstown Council. This may also affect property values, I am concerned this takeover would result in a loss or decline in services and the management of the areas assets and infrastructure, I note that Bankstown Council has revenue shortfalls and are proposing significant rate increases to pay for its own revenue shortfalls, debts and asset backlogs