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Submission: I am satisfied with Strathfield Council's management of the area and object to having my property and services transferred to Bankstown Council, I am concerned this takeover would result in my area becoming part of a large council and my access to councillor representation and my voice in local issues would be reduced, 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 note that Bankstown Council has revenue shortfalls and are proposing significant rate increases to pay for its own revenue shortfalls, debts and asset backlogs