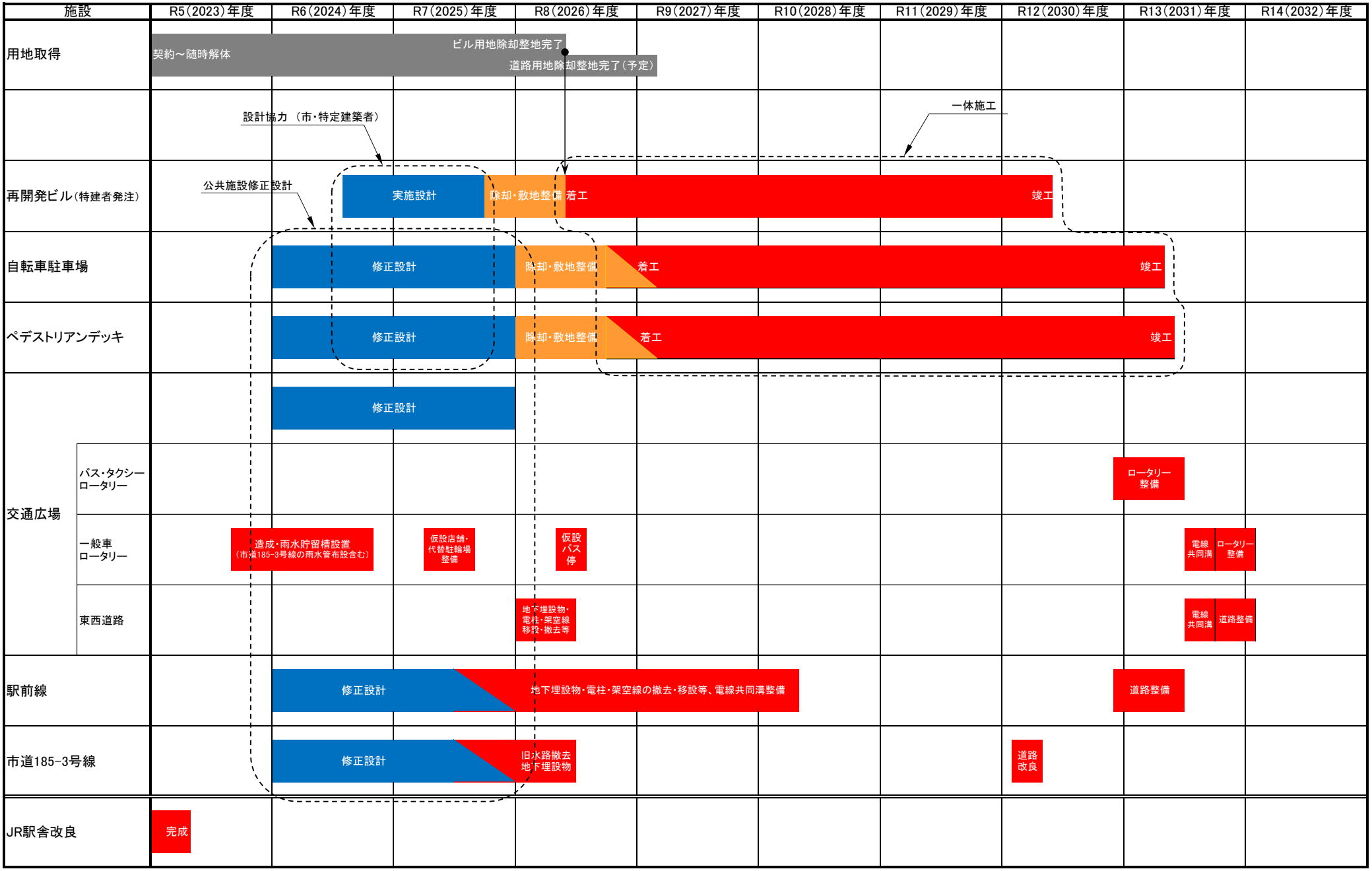JR芦屋駅南地区第二種市街地再開発事業　全体工程表（概略）予定