

# STRATHFIELD SPORTS CLUB

## New Indoor Sports Facility, Tennis Centre Extension & Carpark

PRESENTATION - CLUB AGM 2023

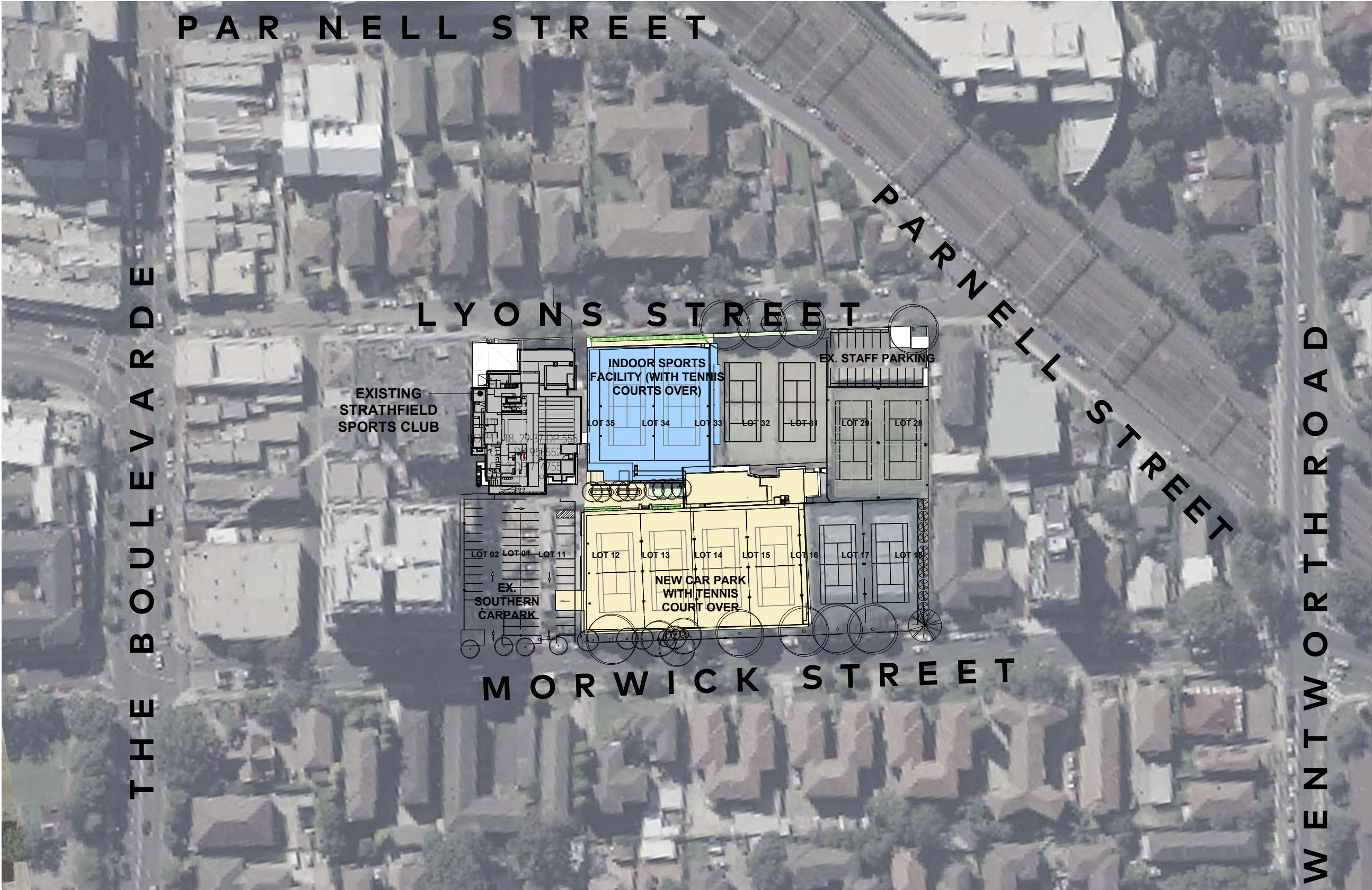
February 2023

GROUPN

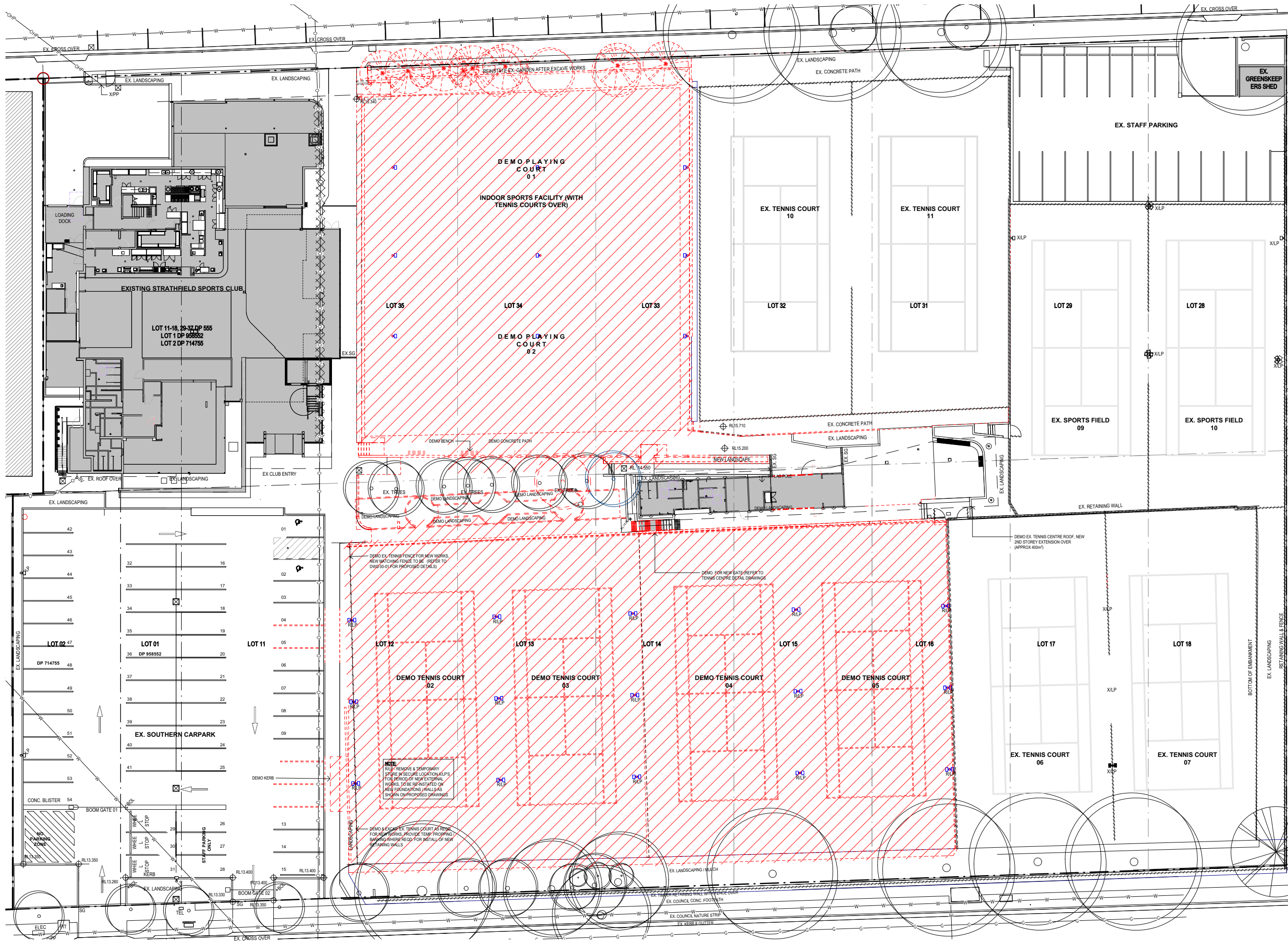
Architecture.  
Interior.  
Landscape.



LOCATION PLAN







01 EXISTING/DEMO GROUND FLOOR PLAN  
SCALE 1:200

Copyright

This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

DATE	DESCRIPTION	REV
05/09/22	PRE-DA ISSUE	01
14/10/22	DA ISSUE	02
26/10/22	PRE-DA ISSUE	03
22/11/22	CLIENT ISSUE	04
20/12/22	CLUB FEEDBACK UPDATE	05

Figured dimensions are to be used in preference to scaling from drawings. All dimensions shown are nominal and are to be verified. All boundary dimensions & bearings to be verified by licensed surveyor prior to proceeding with work.

**LEGEND**

**GENERAL**

DENOTES OVERALL SITE BOUNDARY (CLUB-OWNED LAND)

DENOTES INTER LOT SITE BOUNDARY (CLUB-OWNED LAND)

SCOPE OF PROPOSED WORKS - GENERAL

EX. BUILDING, NO NEW WORKS

DENOTES EX. ADJACENT NEIGHBOURING BUILDINGS

DENOTES AREA OF EX. SLAB/GROUND TO BE DEMOLISHED SHOWN APPROXIMATELY

DENOTES WALL / STRUC. ELEMENTS / ITEMS TO BE DEMOLISHED OR RELOCATED

RL10000 EXISTING LEVEL

**ABBREVIATIONS**

FOR GENERAL ABBREVIATION, REFER TO DRAWING 00-01

Client

**STRATHFIELD SPORTS CLUB**

6 LYONS STREET  
STRATHFIELD NSW 2135

Project

**STRATHFIELD SPORTS CLUB  
UPGRADE AND REFURB.**

6 LYONS STREET  
STRATHFIELD NSW 2135

Scale @ A1  
As indicated

Scale @ A3  
As indicated

Drawn By:  
GG

Approved By:  
AK

Nominated Resp Architect  
Aleks Kapitanovic

NSW Reg. No.  
7409

Drawing Title

**GROUND FLOOR PLAN -  
EXISTING / DEMOLITION**

Project No.  
**GN\_20-10403**

Status  
**DA 02-01 05**

Drawing No.  
**05**

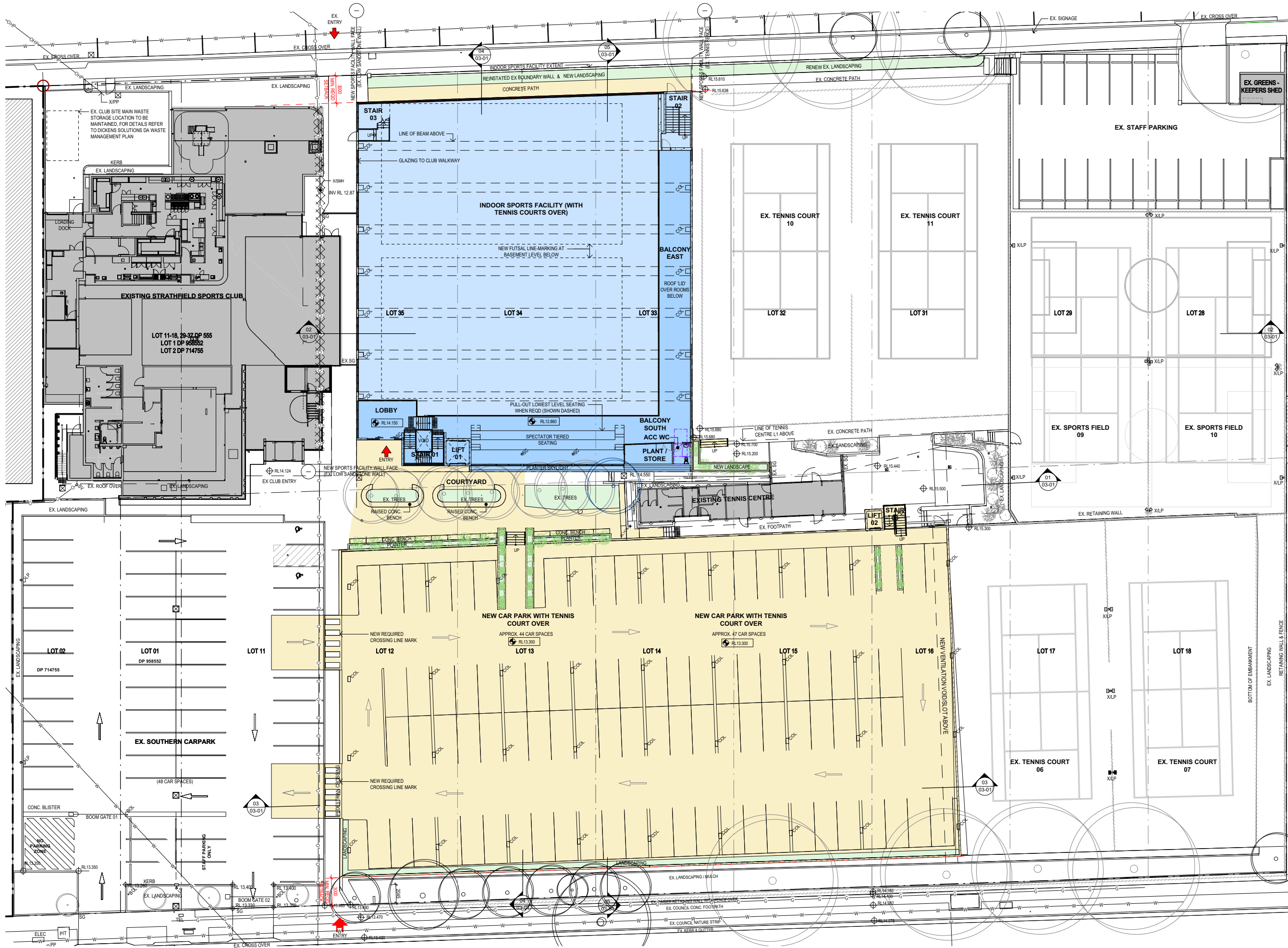
Revision

**GROUPN**

Architecture.  
Interior.  
Landscape.

Unit 2, Level 1, 17 Bourke Road  
ALEXANDRIA NSW 2015

T +61 2 9369 3546 ABN 69 073 774 071



01 PROPOSED GROUND FLOOR PLAN  
SCALE 1: 200

Copyright		
This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.		
DATE	DESCRIPTION	REV
05/09/22	PRE-DA ISSUE	01
14/10/22	DA ISSUE	02
26/10/22	PRE-DA ISSUE	03
22/11/22	CLIENT ISSUE	04
22/11/22	CONSULTANT CO-ORD ISSUE	05
01/12/22	CONSULTANT CO-ORD ISSUE	06
20/12/22	CLUB FEEDBACK UPDATE	07
16/01/23	CONSULTANT CO-ORD ISSUE	08

Figured dimensions are to be used in preference to scaling from drawings. All dimensions shown are nominal and are to be verified. All boundary dimensions & bearings to be verified by licensed surveyor prior to proceeding with work.

LEGEND	
GENERAL	
[Yellow Box]	SCOPE OF PROPOSED WORKS - GENERAL
[Blue Box]	SCOPE OF PROPOSED WORKS - NEW INDOOR SPORTS/ MULTI-PURPOSE FACILITY
[Grey Box]	EX. BUILDING, NO NEW WORKS
[Green Box]	DENOTES PROPOSED LANDSCAPING. FOR DETAILS REFER TO LANDSCAPE ARCH. DWGS.
[Hatched Box]	DENOTES EX. ADJACENT NEIGHBOURING BUILDINGS
[Dashed Line]	DENOTES OVERALL SITE BOUNDARY (CLUB-OWNED LAND)
[Dotted Line]	DENOTES INTER LOT SITE BOUNDARY (CLUB-OWNED LAND)
[Circle with RL 10000]	PROPOSED LEVEL
[Circle with RL 10000]	EXISTING LEVEL
[Circle]	EX. TREES / LANDSCAPING (SHOWN APPROX. ONLY)
[Red Arrow]	DENOTES EX. CONTOUR
[Red Arrow]	DENOTES PEDESTRIAN ENTRY
[Grey Box]	EXISTING WALL / COLUMN / BUILDING ELEMENTS
[Line]	AL. FRAMED GLAZING
[Line]	STUD WALL SELECTED LINING TO ONE SIDE
[Line]	STUD WALL SELECTED LINING TO BOTH SIDE
[Line]	PROPOSED BLOCK WALL
[Dashed Line]	MIN. REQD. CIRCULATION SPACE FOR AMBULANT USERS AND/OR WHEELCHAIRS AS REQD. BY AS 1428.1-2009
[Circle]	NEW COLUMN (SHOWN APPROX. TO FUTURE STRUCT. ENG. DETAILS)
[Circle]	EX. COLUMN TO REMAIN

SERVICES	
SERVICES SHOWN ARE APPROXIMATE ONLY, TO BE VERIFIED ON SITE FOR ALL SERVICES' DETAILS REFER TO SERVICES ENGINEERS DWGS	
[Line]	EX. OVERHEAD ELECTRICAL
[Line]	EX. BELOW GROUND SEWER MAIN
[Line]	EX. CONCRETE ENCASED SEWER MAIN
[Line]	EX. BELOW GROUND WATER MAIN
[Line]	EX. BELOW GROUND TELSTRA CABLE
[Line]	EX. BELOW GROUND GAS MAIN
[Line]	EX. STORM WATER
[Line]	EX. STORMWATER PIT TO REMAIN
[Line]	EX. STRIP GRATED DRAIN TO REMAIN

ABBREVIATIONS	
FOR GENERAL ABBREVIATION, REFER TO DRAWING 00-01	

Client  
**STRATHFIELD SPORTS CLUB**  
6 LYONS STREET  
STRATHFIELD NSW 2135



Project  
**STRATHFIELD SPORTS CLUB  
UPGRADE AND REFURB.**  
6 LYONS STREET  
STRATHFIELD NSW 2135

Scale @ A1  
1 : 200

Scale @ A3

Drawn By: GG  
Approved By: AK

Nominated Resp Architect: Alek Kapitanovic  
NSW Reg. No. 7409

Drawing Title

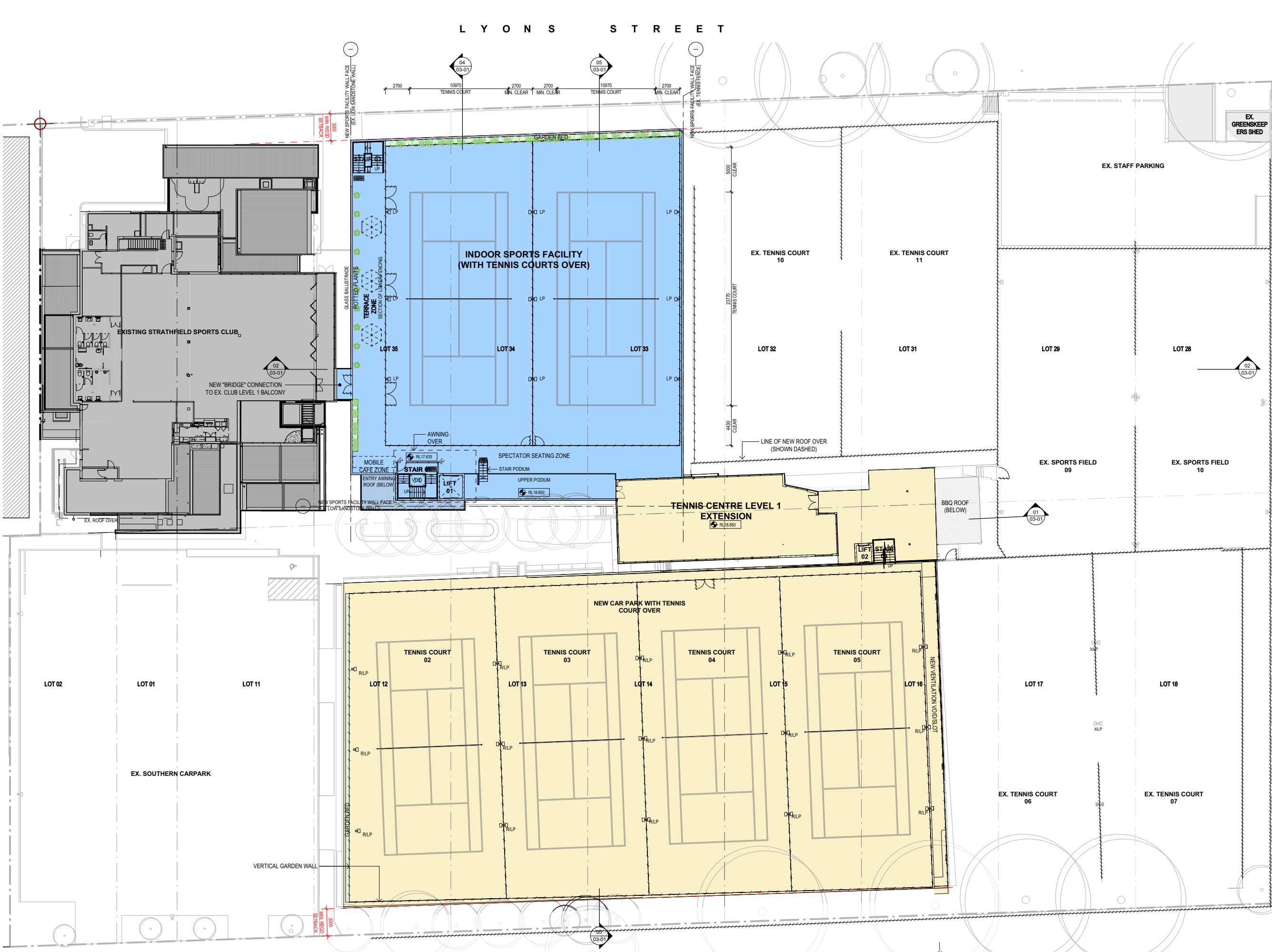
**GROUND FLOOR PLAN -  
PROPOSED**

Project No. GN\_20-10467  
Status DA 01-01  
Revision 08



Unit 2, Level 1, 17 Bourke Road  
ALEXANDRIA NSW 2015  
T +61 2 9369 3546 ABN 69 073 774 071





Copyright		
This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.		
DATE	DESCRIPTION	REV
05/09/22	PRE-DA ISSUE	01
14/10/22	DA ISSUE	02
26/10/22	PRE-DA ISSUE	03
22/11/22	CLIENT ISSUE	04
20/12/22	CLUB FEEDBACK UPDATE	05
27/01/23	GENERAL DRAWING UPDATE	06

Figured dimensions are to be used in preference to scaling from drawings. All dimensions shown are nominal and are to be verified. All boundary dimensions & bearings to be verified by licensed surveyor prior to proceeding with work.

- ### LEGEND
- #### GENERAL
- SCOPE OF PROPOSED WORKS - GENERAL
  - SCOPE OF PROPOSED WORKS - NEW INDOOR SPORTS/ MULTI-PURPOSE FACILITY
  - EX. BUILDING, NO NEW WORKS
  - DENOTES PROPOSED LANDSCAPING. FOR DETAILS REFER TO LANDSCAPE ARCH. DWGS.
  - DENOTES EX. ADJACENT NEIGHBOURING BUILDINGS
  - DENOTES OVERALL SITE BOUNDARY (CLUB-OWNED LAND)
  - DENOTES INTER LOT SITE BOUNDARY (CLUB-OWNED LAND)
  - PROPOSED LEVEL
  - EXISTING LEVEL
  - EX. TREES / LANDSCAPING (SHOWN APPROX. ONLY)
  - DENOTES EX. CONTOUR
  - DENOTES PEDESTRIAN ENTRY
  - EXISTING WALL / COLUMN / BUILDING ELEMENTS
  - AL. FRAMED GLAZING
  - STUD WALL SELECTED LINING TO ONE SIDE
  - STUD WALL SELECTED LINING TO BOTH SIDE
  - PROPOSED BLOCK WALL
  - MIN. REQD. CIRCULATION SPACE FOR AMBULANT USERS AND/OR WHEELCHAIRS AS REQD. BY AS 1428.1-2009
  - NEW COLUMN (SHOWN APPROX. TO FUTURE STRUCT. ENG. DETAILS)
  - EX. COLUMN TO REMAIN

- #### SERVICES
- SERVICES SHOWN ARE APPROXIMATE ONLY, TO BE VERIFIED ON SITE FOR ALL SERVICES' DETAILS REFER TO SERVICES ENGINEERS DWGS
- EX. OVERHEAD ELECTRICAL
  - EX. BELOW GROUND SEWER MAIN
  - EX. CONCRETE ENCASED SEWER MAIN
  - EX. BELOW GROUND WATER MAIN
  - EX. BELOW GROUND TELSTRA CABLE
  - EX. BELOW GROUND GAS MAIN
  - EX. STORM WATER
  - EX. STORMWATER PIT TO REMAIN
  - EX. STRIP GRATED DRAIN TO REMAIN

- #### ABBREVIATIONS
- FOR GENERAL ABBREVIATION, REFER TO DRAWING 00-01

Client  
**STRATHFIELD SPORTS CLUB**  
6 LYONS STREET  
STRATHFIELD NSW 2135



Project  
**STRATHFIELD SPORTS CLUB  
UPGRADE AND REFURB.**  
6 LYONS STREET  
STRATHFIELD NSW 2135

Scale @ A1  
1 : 200

Scale @ A3

Drawn By:  
GG

Approved By:  
AK / MN

Nominated Resp Architect  
Alek Kapitanovic

NSW Reg. No.  
7409

Drawing Title  
**FLOOR PLAN LEVEL 1 -  
PROPOSED**

Project No.  
**GN\_20-10467**

Status  
**DA 01-02 06**

Revision  
**06**

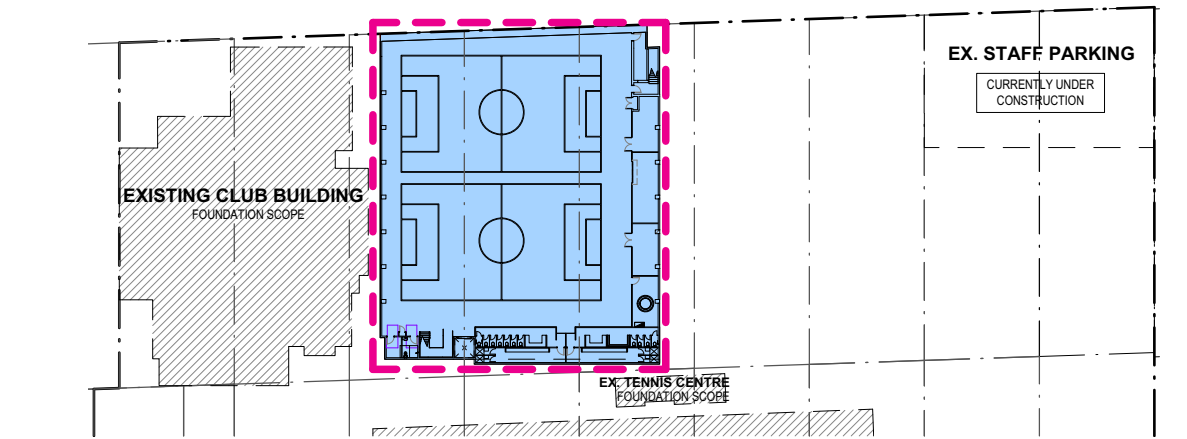
GROUPN  
Architecture.  
Interior.  
Landscape.



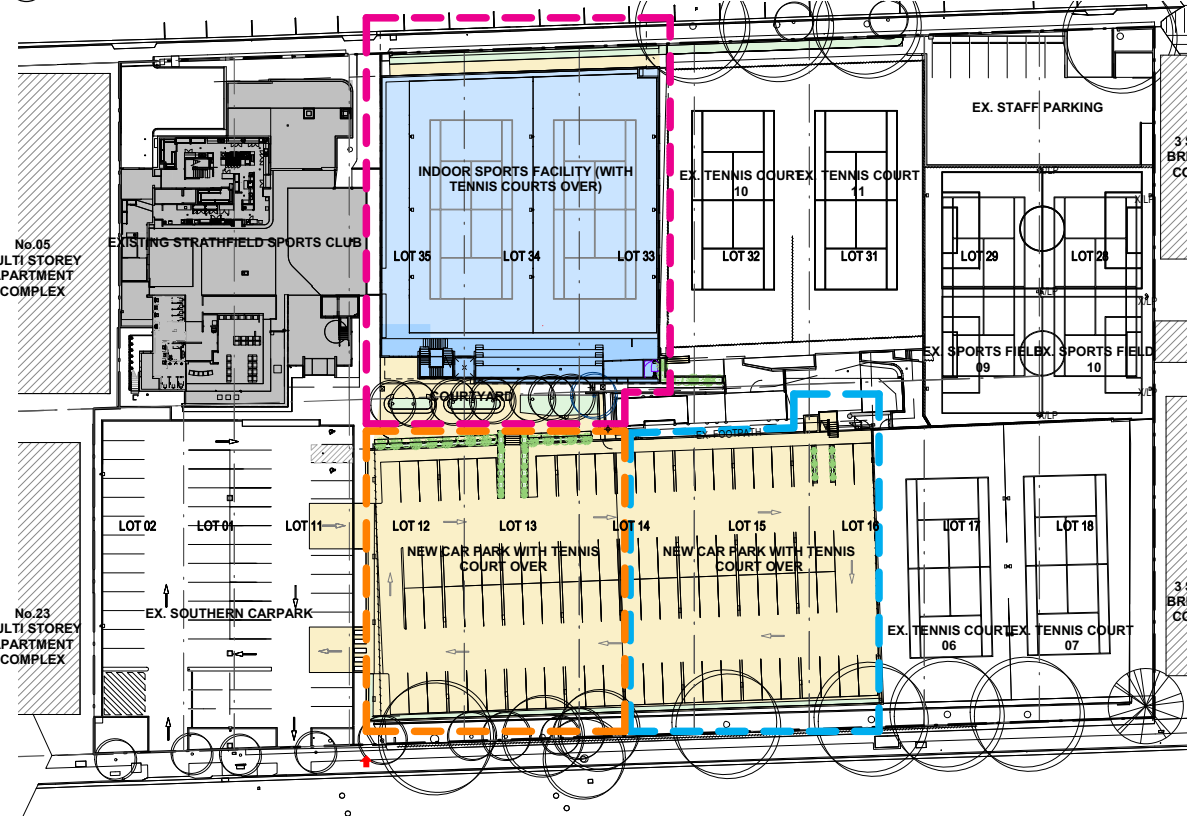
Unit 2, Level 1, 17 Bourke Road  
ALEXANDRIA NSW 2015

T — +61 2 9369 3546 ABN 69 073 774 071

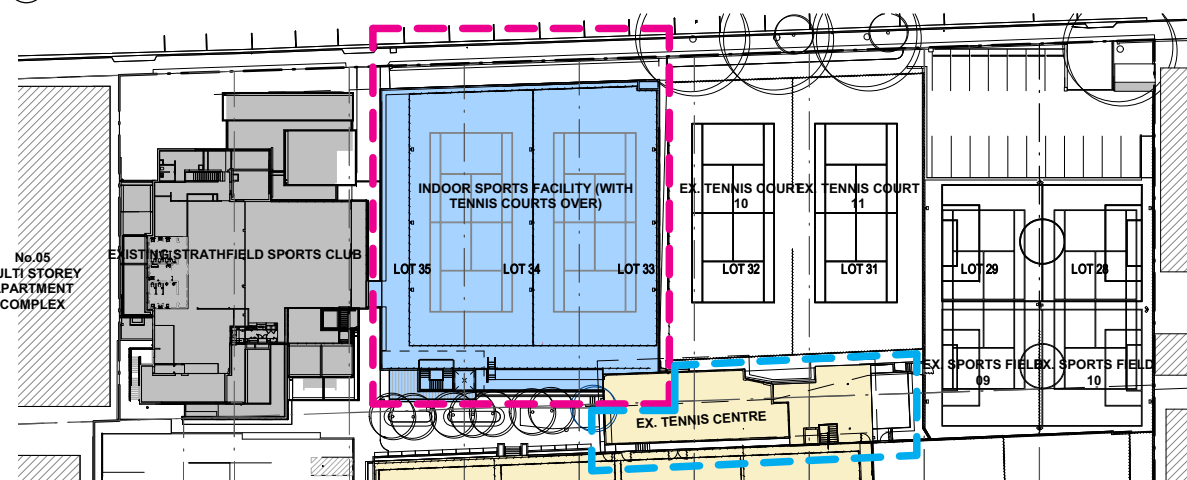




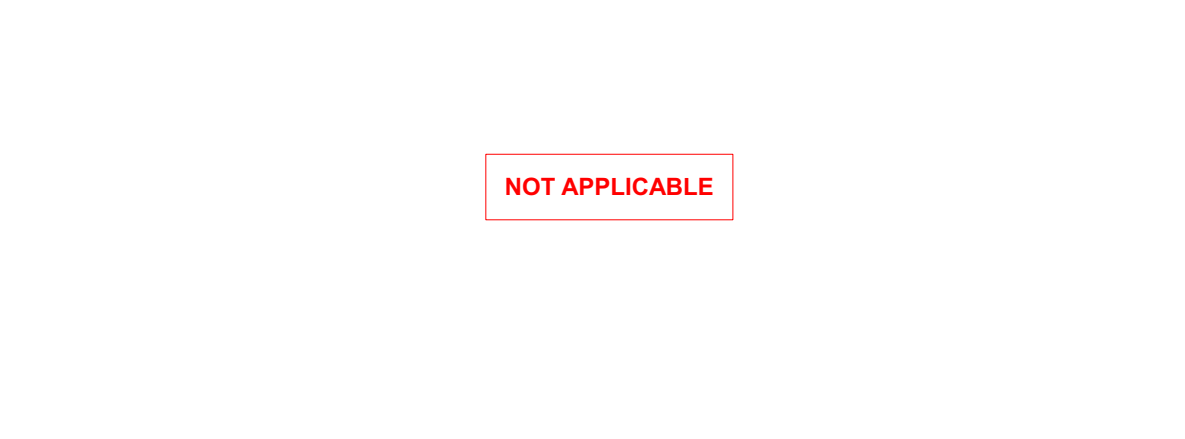
01 SITE PLAN - BASEMENT FLOOR - PROPOSED  
SCALE 1:500



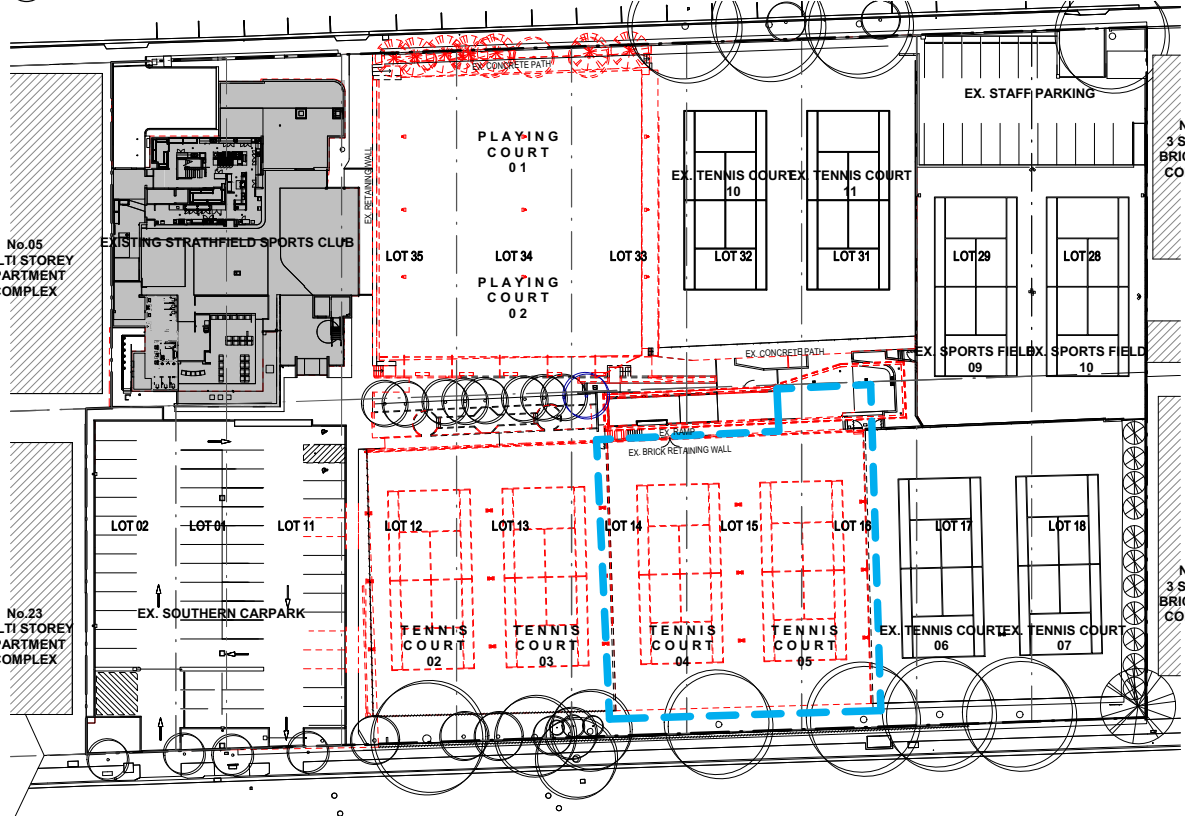
02 SITE PLAN - GROUND FLOOR - PROPOSED  
SCALE 1:500



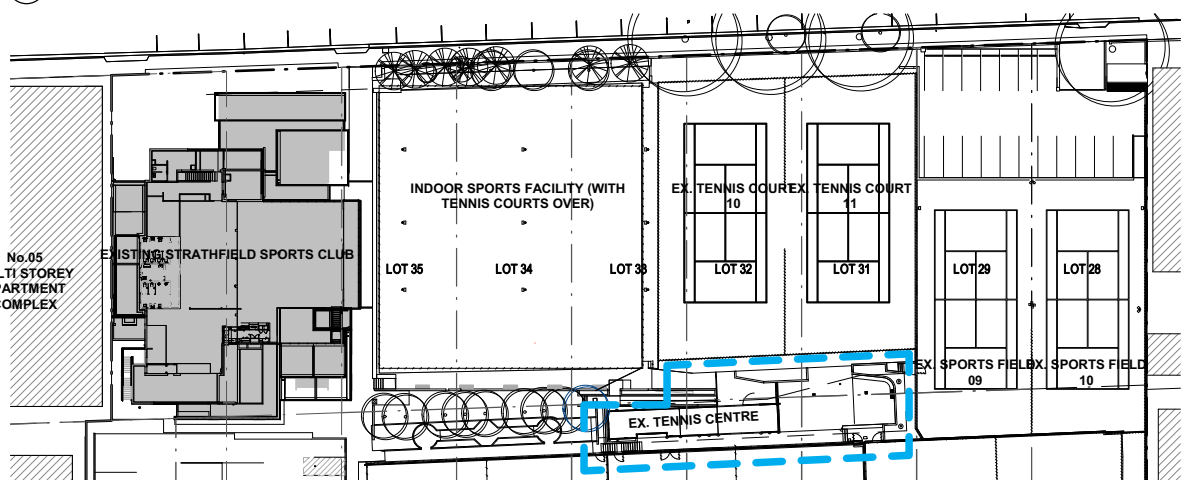
03 SITE PLAN - LEVEL 1 - PROPOSED  
SCALE 1:500



04 SITE PLAN - BASEMENT FLOOR - EXISTING  
SCALE 1:500



05 SITE PLAN - GROUND FLOOR - EXISTING  
SCALE 1:500



06 SITE PLAN - LEVEL 1 - EXISTING  
SCALE 1:500

NOT APPLICABLE

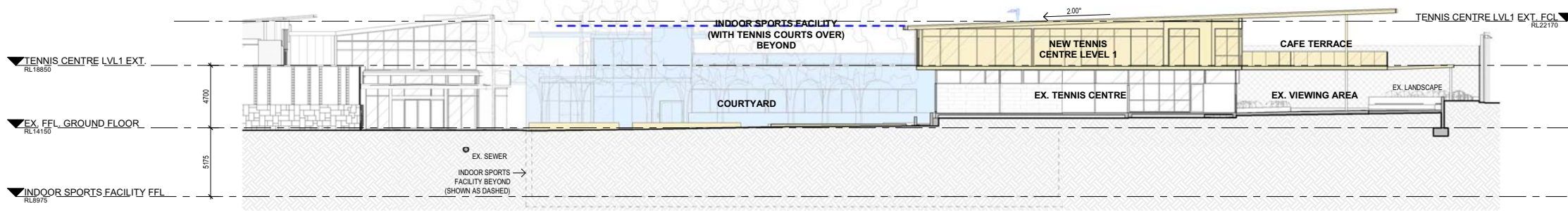
Figured dimensions are to be used in preference to scaling from drawings. All dimensions shown are nominal and are to be verified. All boundary dimensions & bearings to be verified by licensed surveyor prior to proceeding with work.

- LEGEND:**
- DENOTES OVERALL SITE BOUNDARY (CLUB-OWNED LAND)
  - DENOTES INTER LOT SITE BOUNDARY (CLUB-OWNED LAND)
  - DENOTES ITEMS TO BE RELOCATED
  - DENOTES ITEMS TO BE DEMOLISHED
  - SCOPE OF PROPOSED WORKS - GENERAL
  - EX. BUILDING, NO NEW WORKS
  - DENOTES EX. ADJACENT NEIGHBOURING BUILDINGS
  - DENOTES AREA OF EX. SLAB/GROUND TO BE DEMOLISHED SHOWN APPROXIMATELY
  - DENOTES WALL / STRUCT. ELEMENTS / ITEMS TO BE DEMOLISHED OR RELOCATED
  - EX. TREES / LANDSCAPING (SHOWN APPROX. ONLY)
  - EXISTING WALLS/STRUCTURAL ELEMENTS TO REMAIN
  - PROPOSED WALL
  - AL. FRAMED GLAZING
  - PROPOSED TENNIS COURT FENCE
  - EX. TENNIS COURT FENCE
  - CONSTRUCTION PHASING
  - STAGE 1A (3,680.19 m<sup>2</sup>)
    - NEW SPORTS FACILITY
    - RE-INSTATE OF COURTYARD
  - STAGE 1B (1,202.64 m<sup>2</sup>)
    - ADDITIONAL CAR PARK
  - STAGE 2 (1,558.05 m<sup>2</sup>)
    - DEMOLISH ROOF OF EXISTING TENNIS CENTRE
    - ADDITIONAL / EXTENSION OF TENNIS CENTRE
    - ADDITIONAL CAR PARK AND RAISED TENNIS COURTS
  - ABBREVIATIONS
  - FOR GENERAL ABBREVIATION, REFER TO DRAWING 00-01

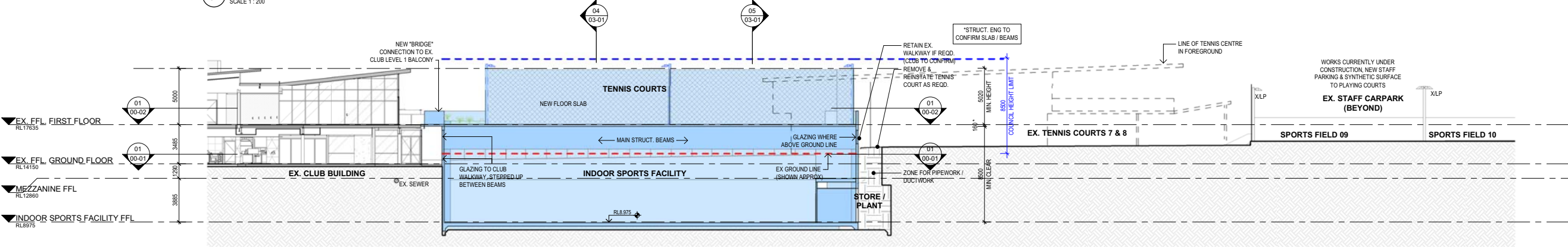
PROPOSED

EXISTING

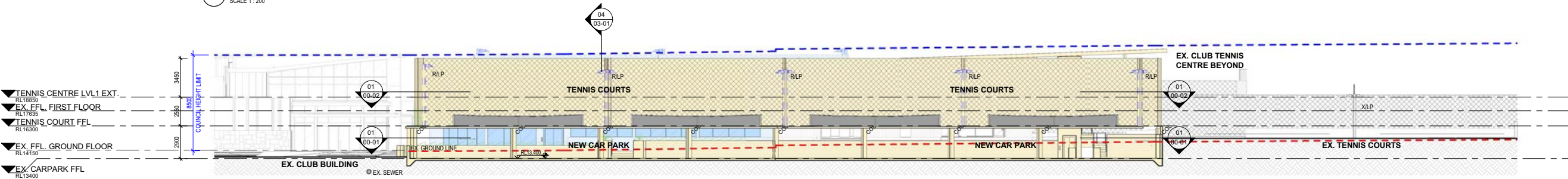




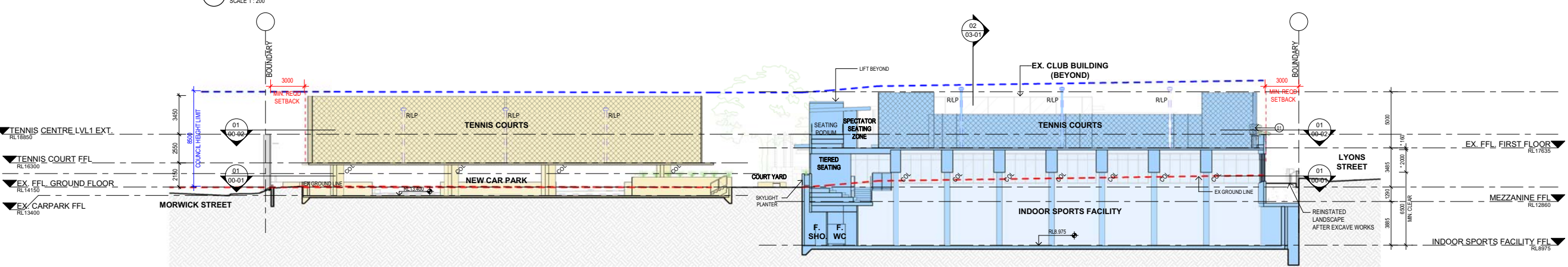
01 SECTION - TENNIS CENTRE  
SCALE 1: 200



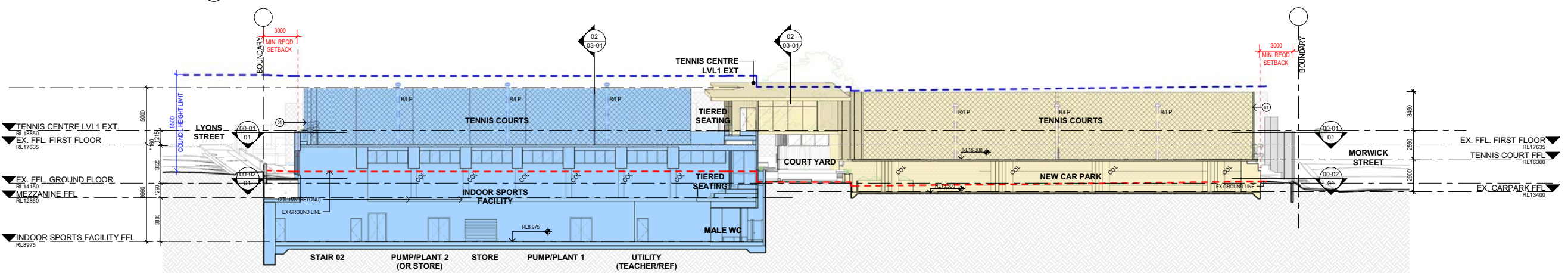
02 SECTION - INDOOR SPORTS / MULTI-PURPOSE FACILITY  
SCALE 1: 200



03 SECTION - NEW CARPARK WITH COURTS OVER  
SCALE 1: 200




04 SECTION - SOUTHWEST  
SCALE 1: 200



05 SECTION - NORTHEAST  
SCALE 1: 200

Copyright

This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.



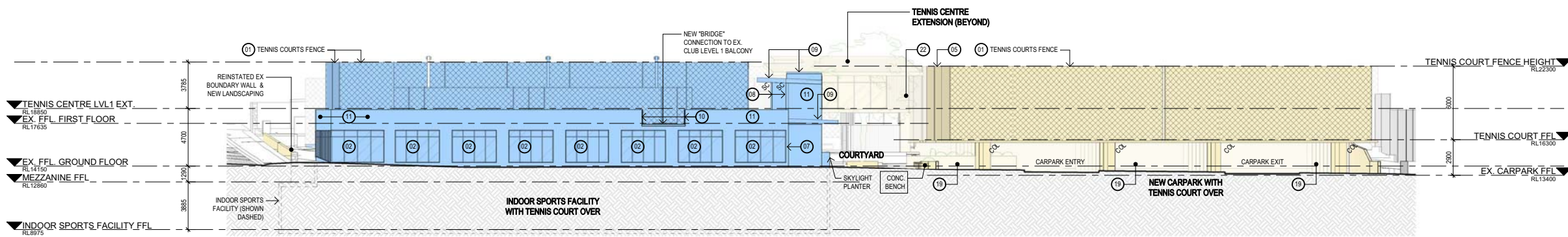
DATE	DESCRIPTION	REV
05/09/22	PRE-DA ISSUE	01
14/10/22	DA ISSUE	02
26/10/22	PRE-DA ISSUE	03
22/11/22	CLIENT ISSUE	04
20/12/22	CLUB FEEDBACK UPDATE	05

Figured dimensions are to be used in preference to scaling from drawings. All dimensions shown are nominal and are to be verified. All boundary dimensions & bearings to be verified by licensed surveyor prior to proceeding with work.

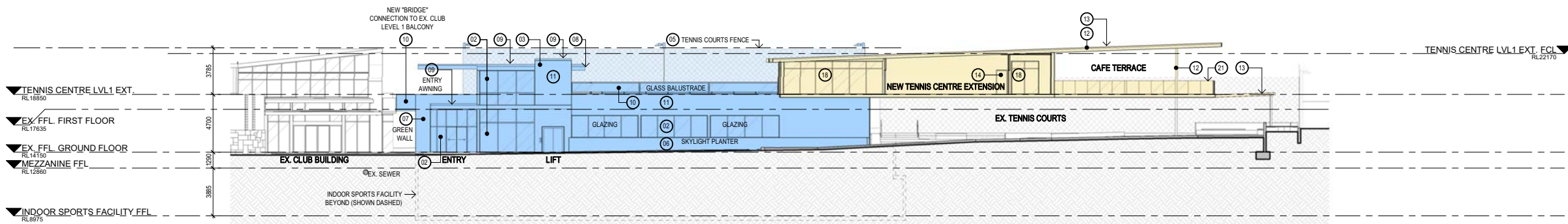
LEGEND	
GENERAL	
<div></div>	SCOPE OF PROPOSED WORKS - GENERAL
<div></div>	SCOPE OF PROPOSED WORKS - NEW INDOOR SPORTS/ MULTI-PURPOSE FACILITY
<div></div>	DENOTES EX. ADJACENT BUILDINGS
<div></div>	PROPOSED LEVEL
<div></div>	EXISTING LEVEL
ABBREVIATIONS	
FOR GENERAL ABBREVIATION, REFER TO DRAWING 00-01	

Client			
STRATHFIELD SPORTS CLUB			
6 LYONS STREET STRATHFIELD NSW 2135			
<div>Project</div> <div>STRATHFIELD SPORTS CLUB UPGRADE AND REFURB.</div> <div>6 LYONS STREET STRATHFIELD NSW 2135</div>			
Scale @ A1 As indicated		Scale @ A3	
Drawn By: GG		Approved By: AK / MN	
Nominated Resp Architect Aleks Kapitanovic		NSW Reg. No. 7409	
Drawing Title SECTIONS			
<div>Project No. GN_20-10403</div> <div>GROUPN</div> <div>Architecture. Interior. Landscape.</div>			
Unit 2, Level 1, 17 Bourke Road ALEXANDRIA NSW 2015		Status DA	
		Drawing No. 03-01	
		Revision 05	
		T — +61 2 9369 3546 ABN 69 073 774 071	

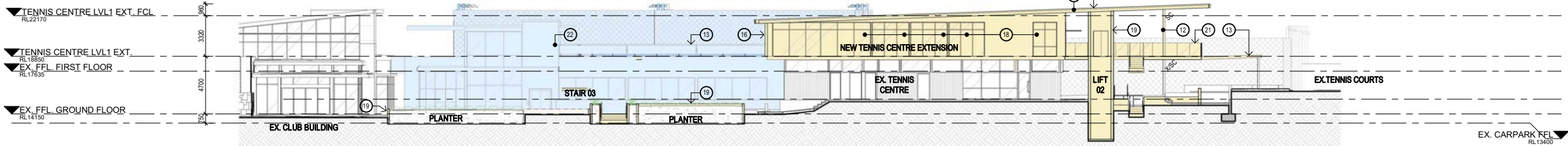




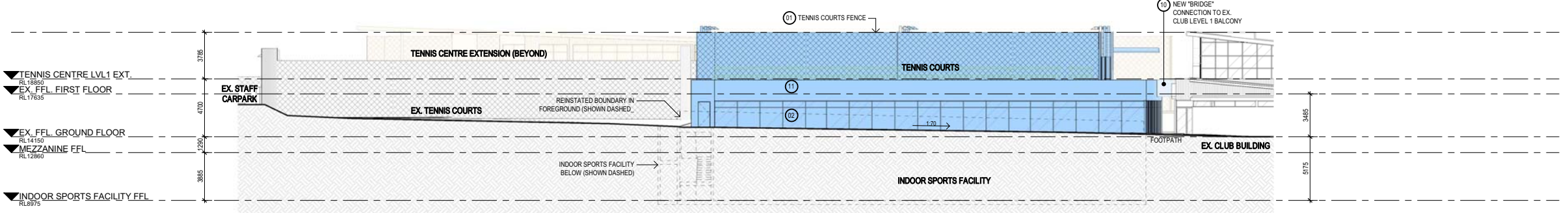
01 WEST ELEVATION  
SCALE 1 : 200



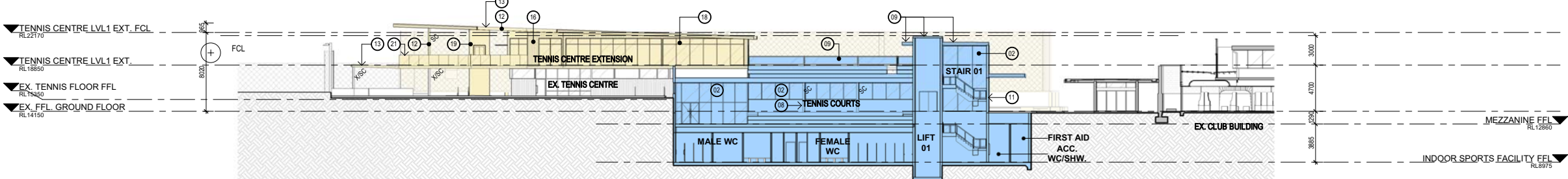
02 SOUTH ELEVATION - INDOOR SPORTS FACILITY  
SCALE 1 : 200



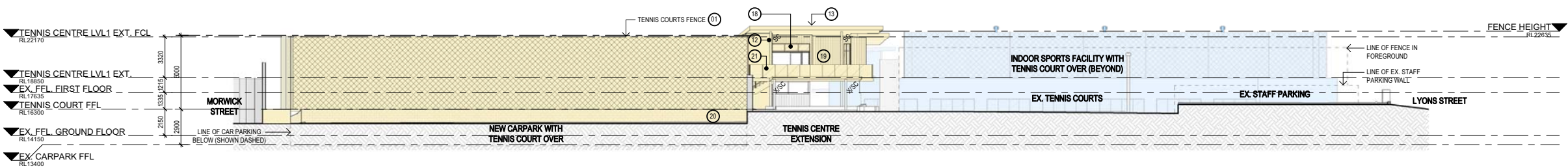
03 SOUTH ELEVATION - TENNIS CENTRE EXTENSION  
SCALE 1 : 200



04 NORTH ELEVATION - INDOOR SPORTS FACILITY  
SCALE 1 : 200



05 SITE NORTH ELEVATION - TENNIS CENTRE EXTENSION  
SCALE 1 : 250



06 SITE EAST ELEVATION  
SCALE 1 : 200

Copyright  
This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

DATE: 01/12/22  
DESCRIPTION: CONSULTANT CO-ORD ISSUE  
REV: 01  
02  
CLUB FEEDBACK UPDATE

Print Date: 2012/2022 11:01:56 AM

Figured dimensions are to be used in preference to scaling from drawings. All dimensions shown are nominal and are to be verified. All boundary dimensions & bearings to be verified by licensed surveyor prior to proceeding with work.

## LEGEND

### GENERAL

- SCOPE OF PROPOSED WORKS - GENERAL
- SCOPE OF PROPOSED WORKS - NEW INDOOR SPORTS/ MULTI-PURPOSE FACILITY
- DENOTES EX. ADJACENT BUILDINGS
- PROPOSED LEVEL
- EXISTING LEVEL

### ABBREVIATIONS

FOR GENERAL ABBREVIATION, REFER TO DRAWING 00-01

### ELEVATIONAL ELEMENTS SPORTS FACILITY



- CAR PARK GREEN WALL
- ALUMINIUM FRAME GLAZING
- OFF FORM CONCRETE OR RENDERED MASONRY, PAINTED FINISH COLOUR TO BE CONFIRMED
- OFF FORM CONCRETE, NATURAL CEMENT COLOUR WITH TEXTURED PATTERN (THIS IS FOR THE SEATING AROUND THE TREES)
- TENNIS COURTS FENCING BLACK CHAIN WIRE MESH TYPE TO MATCH EXISTING ADJACENT TENNIS COURTS FENCING
- SANDSTONE CLADDING
- VERTICAL PLANTERLANDSCAPING SYSTEM, FOR DETAILS REFER TO LANDSCAPE ARCHITECTS DRAWING STONE CLADDING
- STEEL FRAMING, PAINTED FINISH
- COLORBOND CLADDING/ROOFING/FLASHING, COLOUR COLORBOND MONUMENT (OR SIMILAR)
- GLAZED BALUSTRADE WITH METAL POSTS & TOP RAIL, STAINLESS STEEL OR SIMILAR
- FIBRE CEMENT OR SIMILAR FAÇADE SYSTEM PAINTED FINISH, COLOUR TO BE CONFIRMED
- TENNIS CENTRE
- STRUCTURAL STEEL FRAMING, PAINT FINISH PF05
- SEE ELEVATIONAL ELEMENT SPORTS FACILITY '09'
- SOLID CORE DOOR, PAINT FINISH PF06
- SET FC LINING PAINT FINISH PF07
- FC LINING WITH PAINT FINISH TO MATCH EX. TENNIS CENTRE
- OFF-FORM CONCRETE WALL, REFER TO NOTES ON DWG. 01-03
- ALUMINIUM FRAMED GLAZING FRAME FINISH: POWDER COAT TO EX. TENNIS CENTRE GLASS. MATCH EX. GLAZING
- MASONRY WALL, STD. GREY BLOCKWORK
- FACE BRICK TO MATCH EX. TENNIS FACE BRICK WORK
- SEE ELEVATIONAL ELEMENT SPORTS FACILITY '10'
- METAL BLADES FAÇADE DECORATIVE SYSTEM

Client  
**STRATHFIELD SPORTS CLUB**  
6 LYONS STREET  
STRATHFIELD NSW 2135



Project  
**STRATHFIELD SPORTS CLUB  
UPGRADE AND REFURB.**  
6 LYONS STREET  
STRATHFIELD NSW 2135

Scale @ A1  
As indicated

Scale @ A3  
As indicated

Drawn By:  
GG

Approved By:  
AK

Nominated Resp Architect  
Aleks Kapitanovic

NSW Reg. No.  
7409

Drawing Title  
**ELEVATIONS - INDOOR SPORTS  
FACILITY & TENNIS CENTRE  
EXTENSION**

Project No.  
**GN\_20-10403**

Status  
**DA**

Drawing No.  
**03-02**

Revision  
**02**

GROUPN  
Architecture.  
Interior.  
Landscape.

Unit 2, Level 1, 17 Bourke Road  
ALEXANDRIA NSW 2015

T — +61 2 9369 3546 ABN 69 073 774 071





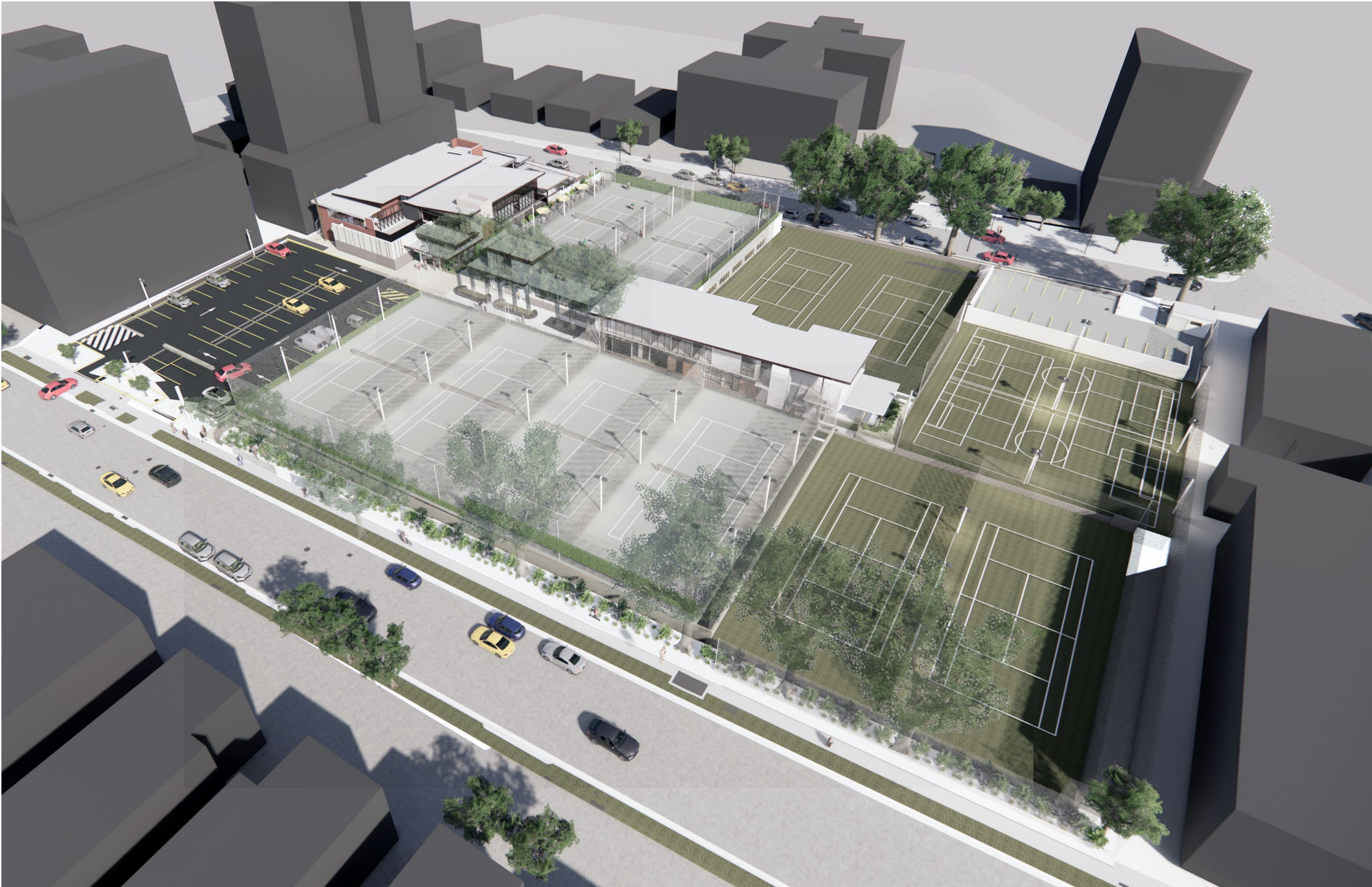
**AERIAL VIEW FROM NORTH-WEST**





**AERIAL VIEW FROM NORTH-WEST (EVENING)**





AERIAL VIEW FROM SOUTH-EAST





**AERIAL VIEW FROM MORWICK STREET**





**VIEW FROM MORWICK STREET**





INDOOR SPORTS FACILITY MAIN ENTRY





**INDOOR SPORTS FACILITY INTERNAL VIEW 2 (FROM SOUTH)**





**INDOOR SPORTS FACILITY INTERNAL VIEW 1 (FROM NORTH)**



INSPIRATION IMAGES





INSPIRATION IMAGES







Client:

GroupN

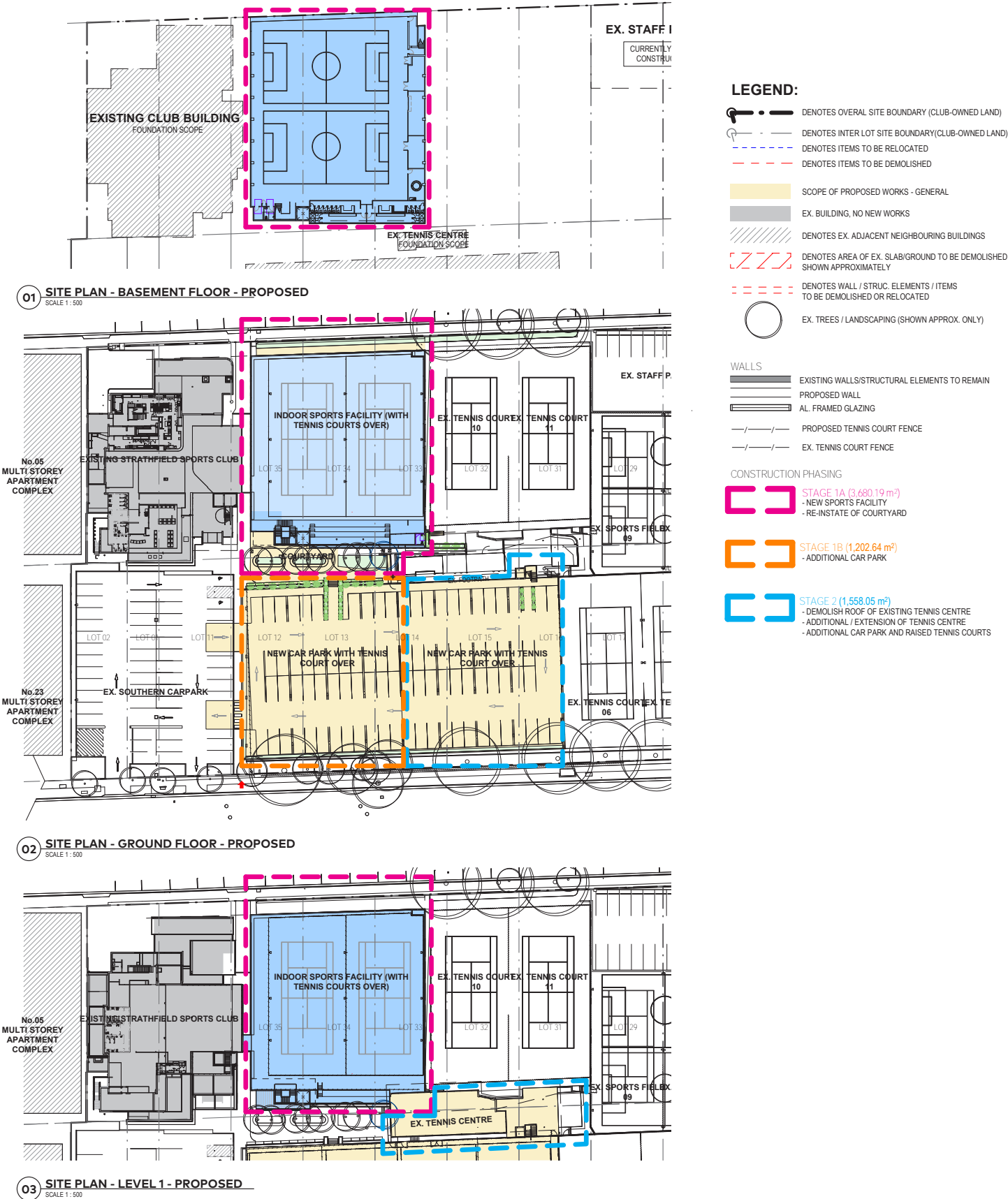
Project:

Strathfield Sports Club

Report:

DA COST PLAN - DRAFT

Ref.	Description	Quantity	Unit	Rate	Total
PHASE 1A - INDOOR SPORTS FACILITY WITH TENNIS COURTS OVER					
1	EARLY WORKS	1,952	m2	62.96	122,895
2	INDOOR SPORTS FACILITY	1,798	m2	3,545.50	6,374,810
3	2 X TENNIS COURTS OVER	1,455	m2	369.10	537,045
4	EXTERNAL WORKS & SERVICES	341	m2	665.54	226,950
5	PRELIMINARIES & MARGIN	3,253	m2	625.27	2,034,000
6	ESCALATION (Start Q1 2024)	3,253	m2	142.94	465,000
TOTAL CONSTRUCTION PHASE 1A		3,253	m2		9,760,700
PHASE 1B - NEW CAR PARK WITH TENNIS COURTS OVER					
7	EARLY WORKS	1,222	m2	69.82	85,320
8	NEW CARPARK ON GRADE	1,171	m2	1,518.21	1,777,825
9	2 X TENNIS COURTS OVER	1,564	m2	268.71	420,265
10	EXTERNAL WORKS & SERVICES	167	m2	663.23	110,760
11	PRELIMINARIES & MARGIN	2,735	m2	245.34	671,000
12	ESCALATION (Start Q1 2025)	2,735	m2	112.25	307,000
TOTAL CONSTRUCTION PHASE 1B		2,735	m2		3,372,170
PHASE 2 - NEW CAR PARK WITH TENNIS COURTS OVER + EXTENSION OVER EXISTING TENNIS CENTRE					
13	EARLY WORKS	1,380	m2	69.06	95,300
14	NEW CARPARK ON GRADE	1,213	m2	1,433.72	1,739,100
15	2 X TENNIS COURTS OVER	1,144	m2	286.01	327,200
16	EXTENSION TO EXISTING TENNIS CENTRE	315	m2	3,314.81	1,044,165
17	EXTERNAL WORKS & SERVICES	47	m2	903.19	42,450
18	PRELIMINARIES & MARGIN	2,672	m2	340.57	910,000
19	ESCALATION (Start Q1 2026)	2,672	m2	233.53	624,000
TOTAL CONSTRUCTION PHASE 2		2,672	m2		4,782,215







**AERIAL VIEW FROM NORTH-WEST (EVENING)**