

B&D; Garage Door \$7,000+ — Prestige & Specialty

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Description:

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Details:

At the \$7,000-plus tier, B&D; garage doors divide into two distinct stories: prestige by choice and prestige by necessity. Some homeowners arrive here because they are building an architectural home where a flush-mount Sheer Panel in Alpolic aluminium composite or a Natural Finishes door with hand-selected stone or concrete textures is the only option that does justice to the façade. Others arrive because their address demands it — a bushfire-prone hillside that requires the BAL-Maze bushfire protection system tested by CSIRO to BAL-40, or a cyclone-region coastline where a Wind-Rated Roll-A-Door or Storm-Shield sectional is mandated by the National Construction Code. Either way, this is the pinnacle of Australian garage door engineering: doors that are individually specified, precision-manufactured, and installed by specialists. Paired with the B&D; Smart Pro opener and full safety and automation package, these systems represent the highest level of protection, design integration, and long-term value B&D; offers.

****Two Roads to This Tier****

****Prestige by Choice — Design-Led**** - ****Sheer Panel**** — Flush-mount Alpolic aluminium composite panels in 12 architectural colours - ****Natural Finishes**** — 7 realistic textures including stone, rust, and concrete - ****Custom Knotwood**** — Timber-look aluminium slat finish with no timber maintenance - ****Custom Panelift**** — Specified to exact dimensions, colour-matched, architect-coordinated

****Prestige by Necessity — Compliance-Led**** - ****BAL-Maze**** — CSIRO-tested BAL-40 bushfire protection for Panelift sectional doors - ****Wind-Rated Roll-A-Door**** — Series 2 and Series 3 roller doors rated for Cyclonic Regions C and D - ****Storm-Shield**** — High-wind sectional door certified to 3.37 kPa outward pressure, up to 5.5 m wide

****The Opener:**** B&D; Smart Pro — network-ready, LED courtesy lighting, smartphone control, soft start/stop

Prestige by Choice — When Design Drives Everything

Some homes demand more than a garage door. They demand an architectural element that completes a vision. If the architect has specified flush façade lines and the garage forms a significant portion of the street elevation, standard Colorbond and traditional panel profiles will not cut it.

****Sheer Panel**** uses Alpolic aluminium composite — the same material specified on commercial building façades — in a flush-mount configuration that eliminates visible panel lines. With 12 architectural colours, the door becomes indistinguishable from surrounding cladding. It is a building element that happens to open.

****Natural Finishes**** offer seven realistic textures — stone, rust, concrete, and more — that bring organic warmth and tactile depth. On a home clad in natural materials, a standard painted steel door is a compromise. Natural Finishes eliminate that disconnect.

****Custom Knotwood**** timber-look finishes deliver the aesthetic of natural timber on aluminium slat profiles that never warp, rot, or need re-oiling. The 50 mm × 10 mm slat profile creates clean horizontal lines that suit contemporary and coastal designs.

Who Buys These Doors?

The prestige-by-choice buyer works with an architect or designer. They are building above the median or undertaking a high-end renovation where the garage door is a design feature, not an afterthought. They specify exact colours, custom dimensions, and coordinate integration with their builder. They shop on outcome, not price.

Prestige by Necessity — When Your Address Decides

Not everyone in this tier chose to be here. For thousands of Australian homeowners, the \$7,000-plus price point is about compliance, safety, and the non-negotiable requirements of building in extreme environments. If your property falls within a BAL zone or cyclonic wind region, the garage door is a regulated building element — install the wrong one and your home cannot receive occupancy certification.

****BAL-Maze**** is B&D's proprietary bushfire protection system for Panelift sectional doors. If your assessment comes back at BAL-40 or Flame Zone, this is one of the very few compliant solutions in Australia.

****Wind-Rated Roll-A-Door**** in Series 2 and Series 3 are tested for cyclonic regions. In northern Queensland, the NT, and parts of WA, a standard door is not just inadequate — it is illegal. These doors withstand the pressure differentials that tear standard doors off their tracks.

****Storm-Shield**** is B&D's high-wind sectional, certified for Wind Regions C and D with a proprietary TRACKLOCK system that captures panels in the vertical guides under extreme lateral loads.

These compliance-driven products are not compromises — they are purpose-built systems designed from the ground up for specific threats.

BAL-Maze Deep Dive — Australia's Only Tested Bushfire Door System

The B&D; BAL-Maze Bushfire Protection System is a fully metal labyrinth-type seal system designed exclusively for B&D; Panelift sectional doors. It has been tested by CSIRO to AS 1530.8.1:2018 and achieves a Bushfire Attack Level of BAL-40 as specified by AS 3959-2018. The system is protected under Australian Patent Application No. 2021203384.

What CSIRO Testing Proved

The CSIRO testing subjected the BAL-Maze-equipped Panelift door to the most rigorous bushfire simulation available in Australia. The results across every critical safety criterion were unequivocal:

- ****Gap Penetration:**** No failure — a 3 mm diameter probe cannot penetrate through the door assembly at any point around the perimeter
- ****Sustained Flaming:**** No failure on the non-fire-exposed side of the door
- ****Surface Flaming:**** No flaming at the fire-exposed side at test completion
- ****Radiant Heat Protection:**** No excessive heat flux at 365 mm from the non-fire side (threshold: 15 kW/m²)
- ****Temperature Management:**** Mean and maximum temperatures remained within acceptable limits throughout

How the Labyrinth Seal Works

The BAL-Maze system uses multiple interlocking steel labyrinth seals — jamb seals on both sides, a top panel seal at the lintel, and individual panel seals between each section of the door. These seals create a tortuous path that embers and radiant heat cannot navigate. Unlike rubber or brush seals that degrade, melt, or burn, the fully metal construction maintains its integrity at the temperatures encountered during a bushfire attack.

The seal components include:

- **Jamb Seals (vertical):** Steel labyrinth seals for left and right sides, available in 2600 mm and 3600 mm lengths - **Top Panel Seal:** Steel labyrinth seal for the lintel area (3600 mm) - **Panel Seals:** Steel labyrinth seals with controlled overlap (30 mm or 50 mm) between individual panels - **Selleys FlameFlex Sealant:** Used to fill any gaps between seals and building structure

Installation requires trained and accredited installers who have completed B&D's BAL-Maze installation training. Every installed door carries a compliance label signed by the installer, confirming installation to AS 3959-2018. The door is only compliant when installed by a trained installer following B&D's specific instructions — this is not a DIY product under any circumstances.

Why It Costs What It Costs

The BAL-Maze system is expensive because it has to be. The CSIRO testing program alone represents a significant investment that no other garage door manufacturer in Australia has undertaken to this level. The materials are premium — fully steel labyrinth seals, not plastic or rubber approximations. The installation requires specialist training and certification. And the compliance documentation trail — from manufacture through installation to the signed label on the finished door — must be unbroken for the system to maintain its BAL-40 rating.

You are not paying a premium for a brand name. You are paying for the only garage door bushfire protection system in Australia that has been independently tested and certified to BAL-40. That certification can be the difference between an insurable home and one that no underwriter will touch.

Wind-Rated Roll-A-Door Deep Dive — Built for Cyclone Country

B&D's Wind-Rated Roll-A-Door is available in Series 2 and Series 3 configurations, both tested and certified for cyclonic wind regions under AS/NZS 4505:2012.

Cyclonic Wind Performance — The Numbers

Series 2 Roll-A-Door — Cyclonic Region C (Regional wind speed 66 m/s): | Door Width | Outward Capacity (kPa) | Inward Capacity (kPa) | ---|---| 3,000 mm | 4.89 | 4.30 | | 4,000 mm | 3.97 | 3.74 | | 5,500 mm | 3.04 | 2.92 |

Series 3 Roll-A-Door — Cyclonic Region C: | Door Width | Outward Capacity (kPa) | ---|---| 3,000 mm | 4.18 | | 5,000 mm | 3.12 | | 5,500 mm | 2.89 |

These are ultimate strength design wind capacities based on Building Importance Level 2 with an annual probability of exceedance of 1 in 500 years.

Construction Details

- **Curtain:** 1.8 mm thick steel with 20 mm hook folded at approximately 55° - **Guide Track:** 4 mm thick aluminium extrusion, 122 mm wide × 52 mm high - **Wind Clip Fixings:** Two steel-steel rivets per flat (77 mm spacing for Series 2, 84 mm for Series 3)

These specifications keep the curtain engaged in its tracks under extreme pressure differentials. A standard roller door can be torn off its tracks during a cyclone — once the garage fails, the building envelope is compromised and roof loss typically follows.

Where It Is Mandatory

Wind-Rated Roll-A-Doors are required in cyclonic regions per AS/NZS 1170.2: most of coastal Queensland north of Bundaberg, the entire NT coastline, and significant portions of the WA coast. If your certifier specifies Region C or D, a standard door will not pass inspection.

Sheer Panel Deep Dive — The Architect's Door

The B&D Sheer Panel represents the pinnacle of garage door design integration. Using Alpolic aluminium composite panels — the same cladding material trusted on commercial towers, retail façades, and institutional buildings worldwide — the Sheer Panel creates a flush, seamless surface that integrates with the building envelope rather than interrupting it.

12 Architectural Colours

The Sheer Panel is available in 12 Alpolic colours, curated to align with the palettes most commonly specified by Australian architects and designers. These are not standard Colorbond colours — they are composite panel finishes with a depth, consistency, and reflective quality that painted steel cannot replicate.

The colour range spans from deep charcoals and blacks through mid-tone greys to warm metallics, allowing precise colour coordination with surrounding cladding, window frames, and architectural metalwork.

Flush-Mount Integration

The Sheer Panel presents a flat, unbroken plane — when closed, it reads as a wall. Panel lines are minimised to near-invisibility from normal viewing distances, which is critical for designs that rely on clean, uninterrupted surfaces.

Architectural Applications

Sheer Panels are specified for new architectural builds, contemporary renovations replacing dated doors, multi-door configurations where visual continuity across a wide opening is paramount, and homes with matching Alpolic cladding where the door must disappear into the surrounding material.

Natural Finishes — Seven Textures That Transform a Façade

B&D's Natural Finishes range brings seven realistic textures to the Panelift sectional door platform. These are not printed patterns applied to flat steel — they are textured finishes with genuine tactile depth that replicate the visual and surface character of natural materials.

The Seven Textures

The range includes stone, rust, and concrete effects alongside other organic and industrial textures. Each finish is designed to complement a specific material palette:

- **Stone textures** suit homes clad in natural stone veneer, rendered masonry, or sandstone-toned materials - **Rust and weathered steel textures** pair with Corten steel features, industrial-modern designs, and raw material aesthetics - **Concrete textures** integrate with polished concrete, off-form concrete, and minimalist architectural styles

Where They Shine

When the façade is natural stone, raw timber, or exposed concrete, a smooth Colorbond door reads as a sheet of painted steel. A Natural Finishes door reads as part of the material story. They are popular on coastal homes, rural properties, heritage-adjacent new builds, and luxury renovations where the door upgrade is part of a whole-of-façade transformation.

Custom Sizing and Specification — What Is Possible at This Tier

At this level, you are specifying a door to fit your opening, your design, and your performance requirements.

Maximum Dimensions

B&D; Panelift sectional doors can be manufactured to fit openings up to **6,150 mm wide** in standard wind regions, with the Storm-Shield high-wind variant available up to **5,500 mm wide × 3,415 mm high**. For Wind Regions C and D, specific width and height combinations are certified — your dealer will confirm the exact maximum for your location and configuration.

Roll-A-Door wind-rated variants are available up to **5,500 mm wide** in both Series 2 and Series 3 configurations.

Working with Architects and Builders

The ordering process involves direct coordination between your B&D; Accredited Dealer and your architect or builder: site measurement, colour specification with physical samples, structural assessment (especially for wind-rated and BAL-Maze installations where the surrounding structure must be independently certified), and integration planning for opener wiring and smart home connectivity. This is a consultative process, not a phone order.

The Premium Opener — B&D; Smart Pro

A \$7,000-plus door deserves an opener that matches its calibre. The B&D; Smart Pro (SDO-9V3) is the only opener in the B&D; range built to complement prestige and specialty doors.

Technical Specifications

- **Rated Voltage:** 230–240V AC, 50 Hz - **Rated Power Input:** 220W - **Short Term Peak Force:** 1,400N - **Rated Load:** 450N - **Door Travel Speed:** 125 mm/sec - **Maximum Lifting Under Spring Tension:** 200N (20 kg) - **Rated Operating Time:** 4 minutes continuous - **Operating Temperature:** +5°C to +40°C

Smart Features

- **Network Ready:** Smart Hub pre-installed — no additional hardware required for smartphone control - **Multi-Frequency UHF Receiver:** Stores up to 64 four-button transmitters - **LED Courtesy Lighting:** Twin LED modules providing brilliant illumination — no more fumbling in a dark garage - **Soft Start/Soft Stop:** Smooth acceleration and deceleration for quieter, gentler operation that reduces wear on door components - **Intelligent Obstruction Detection:** Automatic reversal capability for safety - **Memory Retention:** Stores transmitter codes and limit settings during power failures

Why It Matters at This Tier

On a prestige or specialty door, a cheap opener is not just an aesthetic mismatch — it is a mechanical risk. The Smart Pro's 1,400N peak force and 450N rated load are designed to handle the heavier panels, additional seal systems, and wider spans common in this price bracket. The soft start/stop mechanism protects the door's finish, seal integrity, and track alignment over thousands of cycles. And the network-ready smart hub means you can monitor and control the door from anywhere — useful when you are away from a property that may contain \$50,000 or more in vehicles.

Insurance and Compliance Value

The financial case for prestige and specialty doors extends well beyond the purchase price.

BAL-Maze and Insurance

In bushfire-prone areas, insurance premiums for homes without compliant building elements can be punishing — if cover is available at all. A BAL-Maze-equipped garage door, with its CSIRO certification

and installer-signed compliance label, provides documented evidence that the building element meets AS 3959-2018. This documentation can support insurance applications and may contribute to more favourable premium assessments.

Some insurers in high-BAL zones specifically ask about the bushfire rating of garage doors and other large openings. Having a certified BAL-40 system installed — rather than an untested door with aftermarket seals — puts you in the strongest possible position.

Wind-Rated Doors and the NCC

In cyclonic wind regions, the National Construction Code requires all building elements — including garage doors — to meet minimum wind load specifications. A Wind-Rated Roll-A-Door or Storm-Shield sectional with its engineering certification, test reports from James Cook University's Cyclone Testing Station, and compliance documentation provides the building certifier with everything needed to sign off on the installation.

Without a certified wind-rated door, your building may not receive occupancy certification. Retrofitting a non-compliant door after the build is complete is significantly more expensive and disruptive than specifying the correct product from the outset.

Resale Value in Affected Zones

Properties in bushfire and cyclone zones are increasingly scrutinised by buyers and their building inspectors. A home with fully compliant building elements — including a certified BAL-Maze or wind-rated garage door — is a more attractive purchase than one where the buyer must factor in the cost of bringing the property up to code. In prestige markets, where buyers are sophisticated and inspections are thorough, compliant infrastructure is a genuine selling point.

Real Customer Experience

B&D; Accredited Dealers across Australia consistently deliver the kind of service that prestige and specialty installations demand.

> "Our purchase of a B&D; panel lift door went seamlessly from quote to installation. Matt was very thorough with measurements, advice and options. He even attended twice to verify measurements. Ours was a particularly difficult fit and he explained the necessary modifications required." > — **Tony D**, B&D; Garage Doors Melbourne

> "Outstanding service and a top quality product! It was very reassuring to know that I was dealing with true professionals, they made the selection and fitting of a new garage door very straight forward. I have no hesitation in recommending them!" > — **Geoffrey Bailey**, B&D; Garage Doors Gippsland

> "He is clearly a perfectionist and went above and beyond to ensure a perfect installation. Would definitely recommend." > — **David Obad**, Advanced Garage Door Systems

> "Deal done after ten mins in showroom. Item installed when they said it would be. Work was high quality and efficient. Great local business with decades of experience. They deliver what they promise." > — **M H**, ACT Doorland

> "Having my garage door installed was by far the smoothest and most satisfying part of my renovation project. Because my old house falls under a Heritage Overlay, there were restrictions on the exterior design, and the existing walls were already leaning and deformed, which made it quite challenging to find a right garage door that met my requirements." > — **Marc Wang**, Blackburn Garage Doors

At this tier, the relationship with your dealer is as important as the product itself. These are not standard installations — they require site assessment, structural coordination, and often multiple consultations before a single panel is manufactured.

Frequently Asked Questions

Why does a BAL-Maze system cost so much?

The cost reflects CSIRO testing and certification (the only garage door system in Australia tested to BAL-40), fully steel labyrinth seal construction, specialist installation by trained and accredited installers, and a compliance documentation trail from manufacture to signed installation label. You are paying for a certified building element, not just a garage door with some seals added.

Do I really need a wind-rated door?

If your property is in Wind Region C or D as defined by AS/NZS 1170.2, yes — it is a legal requirement under the National Construction Code. Your building certifier will not approve a standard garage door in these regions. Beyond compliance, a standard door in a cyclone zone is a genuine safety risk: once the garage door fails, the building envelope is compromised and roof loss typically follows.

Can I get a Sheer Panel in any colour?

The Sheer Panel is available in 12 curated Alpolic aluminium composite colours. These are architectural-grade finishes specifically selected for the Australian market. While custom colours beyond the standard 12 may be possible on special order, the curated range covers the vast majority of architectural colour palettes.

What is the maximum width for a prestige door?

Standard Panelift sectional doors can be manufactured up to 6,150 mm wide. The Storm-Shield high-wind variant is available up to 5,500 mm wide × 3,415 mm high. Wind-Rated Roll-A-Doors are available up to 5,500 mm wide. Exact maximums depend on the specific product, wind region, and configuration — your dealer will confirm.

Can I install a BAL-Maze door myself?

No. The BAL-Maze system is only compliant with AS 3959-2018 when installed by a trained installer who has completed B&D's BAL-Maze installation training. The installer must sign the compliance label. A self-installed door does not carry BAL-40 certification and will not satisfy your building certifier or insurer.

Is the Smart Pro opener necessary, or can I use a cheaper motor?

While technically other openers may operate the door, the Smart Pro is engineered to handle the weight, width, and seal resistance of prestige and specialty doors. Its 1,400N peak force, soft start/stop mechanism, and 450N rated load are matched to these applications. A lower-rated opener risks premature wear, seal damage, and unreliable operation — a poor investment on a door that costs \$7,000 or more.

How long does a prestige installation take from order to completion?

Allow 4–8 weeks from confirmed order to installation for most prestige and specialty doors. BAL-Maze and wind-rated installations may require additional time for structural assessment and coordination with your builder or certifier. Custom colour Sheer Panels may have longer lead times depending on the Alpolic colour selected.

Will a prestige door increase my home's value?

In architectural and prestige markets, absolutely. The garage door is often the single largest visual element of a home's street-facing façade. A well-specified door that integrates with the design intent adds genuine kerb appeal and signals quality throughout. In bushfire and cyclone zones, compliant doors add functional value by satisfying building code requirements and supporting insurance cover.

Your Next Step

At the \$7,000-plus tier, the right starting point is a consultation — not a catalogue.

****Contact a B&D; Accredited Dealer**** to discuss your project. Bring your plans, your architect's specifications, and your site details. A prestige or specialty door is a considered purchase that benefits from face-to-face discussion, physical colour and texture samples, and expert advice on what is achievable within your opening, your location, and your design vision.

For BAL-Maze and wind-rated requirements, your dealer can coordinate with your builder and building certifier to ensure the door specification meets all compliance requirements before manufacture begins.

For Sheer Panel, Natural Finishes, and custom Knotwood specifications, ask about showroom samples — seeing and touching the actual materials makes a significant difference when committing to a finish that will define your home's façade for decades.

****Find your nearest B&D; Accredited Dealer at [bdgaragedoors.com.au](https://www.bnd.com.au). ****